
WGHA Annual Meeting

March 24 2026



Agenda

- Call to Order
 - Proof of Notice
 - Introductions
 - Financial Report
 - Neighborhood Update
 - Question/Answer Session
 - Voting for Director
 - Introduction of Candidate/ Casting Ballots
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Call To Order

- Attendance /Establishment of quorum
 - Proof of notice,
 - sent 2/13/25
 - Introductions (Name, address, Years of residence)
 - Administrator
 - Directors
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Financial Report – Account Balances

WGHA Operating & Reserves Balance Sheet As of 12/31/25 (Cash Basis)

	Account Balance	
	<u>1/31/2026</u>	<u>12/31/2025</u>
Operating	\$73,622.72	\$59,242.72

Financial Report - Budget

Woodland Greens Homes Association 2025 Year-end Report and 2026 Budget

	2025 Budget	2025 Actual	2025 Budget vs. Actual	2026 Budget
INCOME				
Assoc. Dues (2025)	31,500.00	32,445.00	945.00	31,500.00
Assoc. Dues (previous years owed)		447.50	447.50	
Attorney Fees		725.00	725.00	
Late fees/Finance Fees		147.50	147.50	
Unpaid Late fees		(185.00)	(185.00)	
Unpaid Attorney fees		(272.50)	(272.50)	
Overdue 8726 Toftrees		(741.18)	(741.18)	
Overdue 8300 Riviera		(567.00)	(567.00)	
Overdue 8836 Winton Hills		(270.00)	(270.00)	
Total Income	31,500.00	31,729.32	229.32	31,500.00
EXPENSES				
<i>Administration</i>				
Bank Fees	14.00	0.00	14.00	20.00
Insurance	1,700.00	1,619.00	81.00	1,700.00
Legal/Professional fees	1,500.00	647.50	852.50	1,500.00
Subscriptions	128.00	285.47	(157.47)	300.00
Office Supplies & Equipme	300.00	1,124.54	(824.54)	300.00
P.O. Box Rent	194.00	410.00	(216.00)	230.00
Postage	536.70	438.00	98.70	550.00
Printing	200.00	243.82	(43.82)	250.00
Refunds - Dues Overpymts	0.00	125.00	(125.00)	0.00
Secretarial Contractor	7,200.00	8,400.00	(1,200.00)	7,200.00
Social Committee	500.00	413.87	86.13	500.00
Web Site	500.00	0.00	500.00	500.00
Subtotal	12,772.70	13,707.20	(934.50)	13,050.00
<i>Landscaping</i>				
Maintenance Contract	19,726.81	14,712.51	5,014.30	17,651.50
Non-contract maint.	4,000.00	0.00	4,000.00	4,000.00
On-going enhancements	5,000.00	0.00	5,000.00	5,000.00
Watering	0.00	0.00	0.00	0.00
Subtotal	28,726.81	14,712.51	14,014.30	26,651.50
Total Expenses	41,499.51	28,419.71	13,079.80	39,701.50
Surplus/Shortfall	(9,999.51)	3,309.61	13,309.12	(8,201.50)

Annual Dues

- As of March 1st 80% of homeowners paid
 - 50 homes unpaid (due March 31)
 - 2 homes have liens for multiple years in arrears
 - \$20 on all accounts past due
 - Turned over to Attorney for collection
 - Payment arrangements are handled on a case by case basis
 - If unpaid, please contact the HOA to begin resolution process
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Neighborhood Update

- Woodlandgreens.com
 - Meeting minutes posted (annual and monthly)
 - All WGHA docs (by-laws, applications, etc)
 - All Trailers/RV are stored in garage or off-site
 - Including but not limited to travel/cargo/mower /boat etc per Convents & Restrictions
 - Woodland Greens Social Community
 - [Facebook.com/groups/1498018103633258](https://www.facebook.com/groups/1498018103633258)
 - Not official HOA communication; email
 - Thanks to Kristen Fecke
 - Annual Block Party Sunday June 7 2026 (2-5PM)
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Neighborhood Update

- Speed limit is 25mph
 - Please remind your teenagers to slow down and be mindful of walkers/joggers
 - Architectural Standards
 - Protects home values and neighborhood integrity
 - New 2024; Guidelines published to website
 - Complete form with as much detail to expedite approval (Sheds, Additions, Fences, Pools)
 - Any changes during construction, new application
 - Thanks to Judy Burnett, Jason Anderson & Dan King
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Neighborhood Update

- Fence (Survey highly recommended)
 - Township involvement around safety concerns (swimming pools)
 - Architectural Standards Committee approval of location, materials and construction
 - Fence within 1ft of property line requires written agreement between neighbors highlighting an agreed plan for maintenance, vegetation, financial responsibility in event of storm or useful life removal
 - Fences with a 1ft or more setback does not require agreement
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Neighborhood Update

- 2025 Boulevard Update
 - Maintenance and plantings
 - 2026- 2027 Boulevard Project
 - Healthy and maintenance
 - Sign up sheet for plantings/removal of dead items
 - Lamp Post Bulbs
 - Neighborly Courtesies
 - Please keep trash cans stored out of view
 - Please remove yard signs 2 weeks after election
 - Please remove Holiday lights by March 1st
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Neighborhood Update

- Township 748-1267; City 748-4343
 - after business hours support 425-2525
 - Animal control, storm damage, street plow, road/curb maintenance
 - Dogs
 - Please use a leash
 - Please clean-up after your dog (including Blvd)
 - Contained in your yard
 - Respectful of walkers, joggers, children
 - [PropertyFraudAlert.com/OHWARREN](https://www.PropertyFraudAlert.com/OHWARREN)
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Neighborhood Update

- Crime increase due to gang activity 2024
 - Cars stolen/ransacked
 - Keep garage doors closed/ cars locked
 - Township daily early morning patrol
 - Solicitation (Opt out)
 - City Homeowners register with the City
 - No registration for the township
 - Request the solicitor to provide evidence of permit before engaging with solicitor
 - Political/ youth activities are exempt from permit
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Voting a Director

- Call for candidates/nominations
 - Annual election per the 2007 adopted By-Laws
 - 3 year term
 - Introduction of candidates
 - Casting of ballots
 - Tally of Ballots
 - Election results
 - Neighborhood Social Hour
 - Crooked Handle
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Adjourn

Thank you for attending.
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Board of Directors:
Nathan Frankart, Michael Mills
Zachary Lawson
