
WGHA Annual Meeting

March 22 2010



Call to order

- Attendance /Establishment of Quorum
- Proof of Notice,
 - Sent 3/1/2010
- Introductions
 - Directors
- First Tuesday of the month, 7PM at DLM
 - If you plan to attend, please email for verification meeting isn't cancelled: wgha@juno.com

Financial Report – Account Balances

Account Balances			
			12/31/2009
Operating			\$8,806.06
Reserve CD			\$22,007.62
	Total		\$30,813.68

Financial report - Budget

Woodland Greens Homes Association 2009 Year-end Report and 2010 Budget				
	2009 Budget	2009 Actual	2009 Budget vs. Actual	2010 Budget
INCOME				
Assoc. Dues	31,500.00	31,676.03	176.03	31,500.00
Late fees/Finance charges	1,000.00	245.00	(755.00)	500.00
Interest (Reserve Acct. CD)	100.00	130.56	30.56	60.00
Other	0.00	40.08	40.08	0.00
Total Income	32,600.00	32,091.67	(508.33)	32,060.00
EXPENSES				
<i>Administration</i>				
Bad Debt write-off	1,000.00	0.00	1,000.00	0.00
Bank Fees	36.00	36.00	0.00	36.00
Insurance	1,200.00	1,075.10	124.90	1,200.00
Legal/Professional fees	5,000.00	6,301.68	(1,301.68)	2,000.00
Licenses & Permits	50.00	75.00	(25.00)	100.00
Office Supplies	100.00	132.29	(32.29)	150.00
P.O. Box Rent	50.00	60.00	(10.00)	60.00
Postage	350.00	455.66	(105.66)	500.00
Printing	250.00	67.53	182.47	250.00
Social Committee	500.00	0.00	500.00	500.00
Taxes	40.00	35.18	4.82	40.00
Wages	3,000.00	3,000.00	0.00	3,600.00
Web Site	0.00	150.00	(150.00)	150.00
Subtotal	11,576.00	11,388.44	187.56	8,586.00
<i>Landscaping</i>				
Maintenance	17,786.50	17,786.50	0.00	17,247.00
On-going enhancements	8,000.00	9,264.19	(1,264.19)	10,000.00
Watering	5,000.00	1,874.40	3,125.60	5,000.00
Subtotal	30,786.50	28,925.09	1,861.41	32,247.00
Total Expenses	42,362.50	40,313.53	2,048.97	40,833.00
Surplus/Shortfall	(9,762.50)	(8,221.86)	1,540.64	(8,773.00)

Late Fees

- Proactive in collection of dues
 - Formal notice added to annual bill
 - \$20 on all accounts not paid in full by 3/15
 - Turned over to Attorney after 90 days past due
 - As of March 15th 92% of home owners paid
 - Financial Hardship can be handled on a case by case basis.
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Neighborhood Update

- Woodlandgreens.com
 - Check for updates
 - BY- LAW Enforcements
 - Homes coming into compliance (RV, Boats, Yard)
 - Formal complaint filed for board to investigate
 - Architectural Standards
 - Protects the integrity of neighborhood
 - Complete Form (Sheds, Additions, Fences, Structural)
 - Get Involved
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Neighborhood Update

- Fence (Survey highly recommended)
 - The township is only involved in the approval of fences around swimming pools for safety concerns
 - All non swimming pool fences are left to the decision of home owners, neighbors and HOAs for location, material, etc.
 - All fences “on” property lines should include a written agreement between the neighbors with an agreed plan for maintenance of the fence, vegetation, financial responsibility for storm damage and any other issues
 - Any fence not having an agreement should be well within (1” or more) the homeowner’s property boundaries so the fence is truly within the homeowner’s property.
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Neighborhood Update

■ Landscape-

- Maintenance Contract awarded to Brinkman
 - 3 year contract
 - Services are more detailed
 - Discount for annual payment
 - Additional expenses
 - Replacement of dead/dying material
 - Sign plantings
 - Planned for 2010
 - Review Tangelwood to Innsbrook area
 - Vegetation replacement- List of appropriate materials
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Neighborhood Update

- Township – 748-1267; City 748-4343

After hours 425-2525

- Animal Control
 - Storm Damage
 - Street Plow
 - Road/ Curb Maintenance
 - Culvert Painting
 - Government property
 - Personal choice
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Neighborhood Update

■ Dogs

- ❑ When walking on a leash
- ❑ Clean-up after your dog
- ❑ Contained in your yard
 - Respectful of walkers, children, joggers

■ Light bulbs in the lamp post

■ Social Committee

- ❑ Volunteers from the floor to chair
 - ❑ Neighborhood Social following tonight's Annual Meeting at BW3's in Springboro
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Neighborhood Update

■ Rezoning Request

- City of Springboro
 - 6 acres between Key bank/ Tangelwood Cul de sacs and Lytle Five Points
 - Board opposed to proposed zoning changes
 - Detrimental to the buffer between business/residential
 - Increase traffic congestion
 - Sets a precedence for rezoning individual parcels
 - Current vacancies available for day care/ banks
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Neighborhood Update

- SW Wright Brothers Airport Committee
 - Woodland Greens Board has voted to support
 - Residents are partnering with Settlers Walk
 - Increase of low flying private planes
 - Airport partnership with Sinclair Aviation
 - Unregulated Airport (FAA 700 ft floor)
 - Proposal for “right turn only”
 - Development of 150 Acres on airport property adjacent to Austin Pike
 - Monitoring development and bids
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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
 - Election results
 - Neighborhood Social at BW3's
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Adjourn

Thank you for attending.
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Board of Directors:
President: Michael Mills
Deedra Wetherholt & John Parks
