

# **Wynds of Liberty Homeowners' Association**

Annual Meeting

June 5th, 2017

# Agenda

- Call to Order 7:00 PM
- Meeting Notice Posted
- Introductions 7:00 PM
- Reports 7:10 PM
  - Management Report
  - 2016 Financials
  - 2017 Budget
- Questions / Answers 7:50 PM

# Agenda – continued

- Nominations 8:00 PM
  - Open Nominations
  - Close Nominations
  - Candidate Summary – 2 minutes per candidate
- Election
  - Election Monitors
  - Ballot tabulation 8:30 PM
- Election Results 8:40 PM
- Adjournment 8:45 PM

# Introductions

## Board of Trustees

- John Gandee - Treasurer
- Anthony Gilbert - Member at Large
- Doug Lantz - President
- Dave McMillan- Vice President
- Madison Rye - Secretary

# Management Report

- Self-managed association -> transition some services
- Most associations use management company
  - 2010 assessment invoicing and collections, covenant letters
  - 2016 financial reporting
- As a self-managed HOA, our biggest challenge is getting homeowners involved
- We need volunteers who are willing to commit their time and follow through....

# Management Report - Assessment Status

As of today,

- Assessments were due on February 15<sup>th</sup> 2017
- 25 total outstanding  
(29 – 2013, 35 – 2014, 24 – 2015, 22- 2016)
- 2 outstanding with liens
- 6 outstanding with pre-lien letters

# 2016 Financials – Income

	Actual	2016 Budget	Diff	%	2017 Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>2016 HOA Fees</b>	59,701	57,660	2,041	103.5%	63,240
<b>Fin Charge &amp; Late Fees</b>	2,240				800
<b>Total Income</b>	61,941	57,660	4,281	107.4%	64,040

# 2016 Financials - Expenses

Expense	2016				2017
	Actual	Budget	Diff	%	Budget
Bank Service Charges	1,086	100	986	1086.0%	200
Committee/Yard Sale	160	250	-90	63.9%	200
<b>Common Area Repair</b>					
Entrance Improvements	0	0	0	0.0%	20,000
Irrigation System Repairs	0	200	-200	0.0%	500
<b>Total Common Area Repair</b>	0	200	-200	0.0%	20,500
Entrance Holiday Decorations	2,200	2,200	0	100.0%	2,200



# 2016 Financials - Expenses

	2016				2017
	Actual	Budget	Diff	%	Budget
<b>Grounds Maintenance</b>					1,250
<b>Bed Maintenance</b>	716	716	0	100.0%	1,163
<b>Fall Floral Display</b>	1,363	1,363	0	100.0%	745
<b>Floral Maintenance</b>					111
<b>Irrigation System Maintenance</b>	1,600	1,600	0	100.0%	1,250
<b>Leaf Removal</b>	94	95	-1	99.4%	554
<b>Mulch/Spring Cleanup</b>	2,490	2,490	0	100.0%	3,194
<b>Summer Floral Display</b>	1,365	1,365	0	100.0%	745
<b>Trash Cleanup</b>					775

# 2016 Financials - Expenses

	2016				2017
	Actual	Budget	Diff	%	Budget
Tree/Shrub Pruning Maintenance	640	640	0	100.0%	894
Turf Insect/Grub Control					1,003
Tree/Shrub Spraying	730	730	0	100.0%	249
Turf Broadleaf Control	680	680	0	100.0%	1,150
Turf Crabgrass Control	520	520	0	100.0%	628
Turf Fertilization	1,020	1,020	0	100.0%	574
Turf Mowing	6,260	6,260	0	100.0%	5,606
<b>Total Grounds Maintenance</b>	<b>17,478</b>	<b>17,479</b>	<b>-1</b>	<b>100.0%</b>	<b>18,641</b>

# 2016 Financials - Expenses

	2016				2017
	Actual	Budget	Diff	%	Budget
<b>Insurance</b>	2,568	2,568	0	100.0%	2,568
<b>Mailbox/Street Sign Maintenance</b>	168,900	168,900	0	100.0%	0
<b>Management Fee</b>	2,925	2,475	450	118.2%	3,000
<b>Private Mailbox Service</b>	420	250	170	168.0%	420
<b>Professional Servcies</b>					
<b>Legal</b>	558	500	58	111.5%	500
<b>Total Professional Servcies</b>	558	500	58	111.5%	500
<b>Utilities</b>					
<b>Electric</b>	1,082	1,000	82	108.2%	1,200
<b>Internet Services</b>	835	750	85	111.3%	750
<b>Water</b>	2,985	2,000	985	149.2%	3,000
<b>Total Utilities</b>	4,902	3,750	1,152	130.7%	4,950
<b>Voice Mail</b>	277	220	57	125.8%	300
<b>Total Expense</b>	201,473	198,892	2,581	101.3%	53,479

# 2016 Financials - Summary

	2016				2017
	Actual	Budget	Diff	%	Budget
Net Ordinary Income	-139,532	-141,232	1,700	98.8%	10,561
Reserve Account					10,561
Net Income	-139,532	-141,232	1,700	98.8%	0

# Current Balance Sheet

Dec 31, 16

## ASSETS

### Current Assets

#### Checking/Savings

Checking	3861
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Money Market	50
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Reserves	50
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<b>Total Checking/Savings</b>	<b>3961</b>
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# Projects

- Landscape services
- Evaluate tree replacements as needed
- Princeton Road entrance lighting
- 747 entrance irrigation and lighting
- Irrigation system repairs
- Entrance ironwork repair

# 747 Widening

- Duke powerline relocation
- Powerline regulations
- Tree replacement
- Road expansion
- Drainage modifications

# Mailbox Replacement Program

- Completed replacement of 372 mailboxes and 18 street signs
- New mailboxes reduce maintenance
- Damaged mailboxes are paid for by homeowner
- Maintain reserve account



# Newsletter Committee

- Ron Pfister

# Welcome Committee

- Maureen Mowl

# Covenants and Restrictions

- Covenants covers design reviews and violations
- Design review forms on website
  - Most reviews are for fencing and pools
  - 5 design reviews in 2016
- Most violations come to us as a homeowner complaint
- Routine “drive arounds” are done throughout the neighborhood
- Reporting Process
  - Emails to [covenants@WyndsofLiberty.com](mailto:covenants@WyndsofLiberty.com)
  - Phone calls to (888) 467-8256

# Covenants and Restrictions

Responded to 25 issues / complaints

Letters are sent for violations

3 step letter process

ORC 5312.11 allows for enforcement assessments

Each letter escalates the process, letter #2 notifies of fine possibility, letter #3 notifies of fine amount

Most comply after 1<sup>st</sup> or 2<sup>nd</sup> letter

Violations

Most are for boats/trailers and utility trucks parked/stored in driveway

Failure to maintain property

Noise Nuisance (barking dogs)

Failure to maintain yard

# Frequently Asked Questions

## ■ Street Lights

- The street light repairs are done by Duke Energy

To report lights that are out or in need of paint and/or repair report via the Duke Energy web site or call 287-4582.

# Frequently Asked Questions

- Snow Removal

Snow removal for the roads in our neighborhood is the responsibility of the Liberty Township Road Department at 6957 Yankee Road.

Please call the road department at 777-4161 for comments.

# Frequently Asked Questions

## Mailboxes

- Mailbox damage

According to Section 5.3.14 of the Wynds of Liberty Covenants (see [www.wyndsofliberty.com/documents](http://www.wyndsofliberty.com/documents) for a copy), all damage to the mailboxes is the responsibility of the homeowner

- Mailbox maintenance - HOA responsibility

# Frequently Asked Questions

## Liberty Township Driver's license

The township encourages us to make sure Liberty Township is listed on our driver's license vs. Hamilton.

According to the township trustees, we would need a post office to satisfy the Hamilton DMV; however, with some insistence (use the argument that your address must match the your checks for them to be accepted), the Forest Park and Lebanon DMV offices will put Liberty Township on your driver's license.



# Frequently Asked Questions

## ■ Reporting Criminal Activity

- All reporting is done through the Butler County Sheriff's Office.
  - 513-785-1000 for Non-Emergency
- Liberty Township currently contracts the Butler County Sheriff's Office to patrol our neighborhood.

## ■ Reporting Speeding

- Many neighbors have expressed concern about cars speeding. The Butler County Sheriff's Office is also concerned and has requested that we record and report the license number of any car that we see driving recklessly.

# Frequently Asked Questions

## Late Fee Assessment

- The Homeowner's Association Dues are a bill like any other – with a due date. It is not fair to those that pay on time to allow others not to pay or to pay late
- Please see Article IV in the Covenants and Restrictions for information. A copy of the Covenants can be viewed on line at [www.wyndsofliberty.com](http://www.wyndsofliberty.com) or a hard copy can be obtained from Butler County.
- Please note that homeowner's that have not paid the assessment amount for 2 years or more are placed into the lien process

# Open Floor Discussions

- Questions should be of a general nature and applicable to the Association as a whole
- Individual issues and concerns will be addressed separately and after the meeting

# Nominations

Floor Nominations

# John Gandee

## Reasons and Commitment

1. To serve our community and make our community one that we can be proud of.
2. To preserve the integrity of our community and uphold the development requirements

## Experience

1. Live in Wynds since 2000
2. Served on the Wynds of Liberty HOA since 2003
3. Served on two other HOA's prior to Wynds
4. An engineering consultant and licensed engineer for utility services and other commercial/industrial clients

# Anthony Gilbert

- Lived in the Community for 5 years.
- Wife and 2 Kids (+1 due in 14 days.)
- Work in Law Enforcement, in the Butler County Area. I am invested in community service.
  - This initially caused scheduling issues that have been addressed.
- Hoping to stay on the board to continue assisting with the needs and desires of the community. I care about OUR community and want to ensure it stays top notch.
  - Just completed my first year on the board and feel I have more to contribute.

**THANK YOU FOR YOUR VOTE!**

# Doug Lantz

I have lived in the community for 20 years.

Reason for running:

- To help make Wynds of Liberty a community we can all take pride in...
- To preserve and enhance our property values
- To represent the homeowners at large regarding the many issues that come before the Board of Trustees.
- To see through the many plans and efforts of the Board and committees over the past years.

Experience/Background:

- Served on Board of Trustees and the Landscape Committee 2001 – 2017 . Experienced business owner.

# Dave McMillan

- Resident since 2001, prior board member, elected to board again in 2015
- Uphold our neighborhood appearance to a standard that maximizes property values
- One of my passions is to define 'community standards'. I intentionally moved to the Wynds of Liberty in part due to deed restrictions and HOA. While I believe in the property rights of each homeowner I also believe they have a legal duty to live by the rules and spirit of the covenants and restrictions document they agreed to when they purchased their property.
- I would appreciate your vote for another term on the Board.



# Madison Rye

My husband and 3 children, moved to Snowmass Drive in the Wynds of Liberty in 2000.

Served on the board of trustees for over 10 years as Secretary.

Engineering Director for Ally PLM, a Siemens PLM distributor. I want to preserve the beauty and community in our neighborhood and keep our costs low by volunteering for the Board of Trustees.

# Election

# **Election Results**

**Present 2017-2018 Board of Trustees**

# Adjournment

Thank you for coming this evening

Please take the time to get involved in  
our community