

# **Wynds of Liberty Homeowners' Association**

Annual Meeting  
April 30th, 2018

# Agenda

- Call to Order 7:00 PM
- Meeting Notice Posted
- Introductions 7:00 PM
- Reports 7:10 PM
  - Management Report
  - 2017 Financials
  - 2018 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> 2018
- 23 total outstanding  
(29 – 2013, 35 – 2014, 24 – 2015, 22 – 2016, 25 - 2017)
- 1 outstanding with liens
- 6 outstanding with pre-lien letters

# 2017 Financials – Income

	2017				2018
	Actual	Budget	Diff	%Budget	Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Assessments	62,206	63,240	-1,034	98%	63,240
Directory Sponsorship	400				
Fin Charge & Late Fees	3,083	800	2,283	385%	800
Interest Income	1				
Duke Energy landscape damage comp	25,000				
<b>Total Income</b>	<b>90,689</b>	<b>64,040</b>	<b>26,649</b>	<b>142%</b>	<b>64,040</b>

# 2017 Financials - Expenses

	2017				2018
	Actual	Budget	Diff	%Budget	Budget
<b>Expense</b>					
Bank Service Charges	940	200	740	470%	200
Committees					600
Common Area Repair					
Entrance Monument Maint/Repair	0	20,000	-20,000	0%	15,000
Irrigation System Repairs	0	500	-500	0%	2,000
Lighting Repairs	323				1,000
Total Common Area Repair	323	20,500	-20,177	2%	18,000
Directory	400				
Entrance Holiday Decorations	3,550	2,200	1,350	161%	2,200



# 2017 Financials - Expenses

	2017				2018
	Actual	Budget	Diff	%Budget	Budget
<b>Grounds Maintenance</b>					
Bed Maintenance	861	1,163	-302	74%	1,163
Fall Floral Display	552	745	-193	74%	745
Floral Maint	82	111	-29	74%	111
Irrigation System Maintenance	926	1,250	-324	74%	1,250
Leaf Removal	410	554	-144	74%	554
Mulch/Spring Cleanup	2,365	3,194	-829	74%	3,194
Summer Floral Display	552	745	-193	74%	745
Trash Clean Up	573	774	-201	74%	774

# 2017 Financials - Expenses

	2017				2018
	Actual	Budget	Diff	%Budget	Budget
Tree/Shrub Pruning Maintenance	662	894	-232	74%	894
Tree/Shrub Spraying	185	250	-65	74%	250
Turf Broadleaf Control	852	1,150	-298	74%	1,150
Turf Crabgrass Control	466	629	-163	74%	629
Turf Fertilization	426	575	-149	74%	575
Turf Insect/Grub Control	743	1,003	-260	74%	1,003
Turf Mowing	4,151	5,605	-1,454	74%	5,605
Total Grounds Maintenance	13,805	18,642	-4,837	74%	18,642

# 2017 Financials - Expenses

	2017				2018
	Actual	Budget	Diff	%Budget	Budget
<b>Insurance</b>	2,775	2,568	207	108%	2,775
<b>Mailbox/Street Sign Maintenance</b>	215				
<b>Management Fee</b>	2,700	3,000	-300	90%	3,000
<b>Newsletter</b>	731				800
<b>Private Mailbox Service</b>	306	420	-114	73%	420
<b>Professional Services</b>					
<b>Legal</b>	857	500	357	171%	2,000
<b>Total Professional Services</b>	857	500	357	171%	2,000
<b>Reserve Funding</b>	10,560	10,560	0	100%	10,653

# 2017 Financials - Summary

	2017				2018
	Actual	Budget	Diff	%Budget	Budget
<b>Utilities</b>					
<b>Electric</b>	1,034	1,200	-166	86%	1,200
<b>Internet Services</b>	771	750	21	103%	800
<b>Water</b>	1,401	3,000	-1,599	47%	2,000
<b>Total Utilities</b>	3,206	4,950	-1,744	65%	4,000
<b>Voice Mail</b>	377	300	77	126%	400
<b>Yard Sale</b>	308	200	108	154%	350
<b>Total Expense</b>	41,054	64,040	-22,986	64%	64,040
<b>Net Ordinary Income</b>	49,635	0	49,635	100%	0

# Current Balance Sheet

Dec 31, 2017	
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking	41,628
Money Market	3,027
Reserves	13,587
<b>Total Checking/Savings</b>	<b>58,242</b>

# Projects

- Mailbox Replacement project
- Landscape services RFP/Vendor select
- Princeton Road entrance lighting
- 747 entrance irrigation and lighting
- Irrigation system repairs
- Entrance ironwork repair

# SR 747 Improvement

- Duke Energy powerline relocation
- Powerline regulations
- Landscape replacement approvals
- Road expansion
- Storm Drain modifications

# Mailbox Replacement Program

- Completed replacement of 372 mailboxes and 18 street signs- late 2016
- New mailboxes reduce maintenance
- Damaged mailboxes are paid for by homeowner
- Maintain reserve account



# Newsletter Committee

- Ron Pfister

# Welcome/Social Committee

Maureen Mowl

## Purpose / Committee

- Group of neighbor volunteers who meet once every other month in evening at Shooters or other social location
- Welcome new neighbors into our subdivision while also provide informational guidelines on neighborhood rules
- Maintain neighborhood directory
- Help neighbors connect / socials
- Help provide content for neighborhood newsletter

# Welcome/Social Committee

## Accomplishments

- Set up directoryspot.com for Wynds of Liberty Neighborhood - received sponsorship from local realtor Kathy Kramer - no cost to neighbors
- Created welcome packets to distribute to 2018 neighbors and purchased "Welcome Home Wynds of Liberty" coffee mugs - based on agreed upon budget from Trustees.
  - 3 new neighbors this year
- Coordinated and set-up street ambassadors to help welcome new neighbors - Still spots to fill!
- Fall Social 2017
- Continue to try and get word out regarding upcoming neighborhood events

# Welcome/Social Committee

## How You Can Help

- Sponsorship
  - Join the committee - next meeting to discuss Fall Social 2018
  - Become a street ambassador
- 
- Next Projects: Fall Social 2018 & Sponsorship

# 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 2017
- Many violations reported by homeowners
- 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 20 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

- Repeat violations by homeowner given expedited timeline

Violations

- Most are for RV's, boats/trailers and utility trucks parked/stored in driveway

- Failure to maintain property

- 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 or 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 6 years.
- Wife and 3 Kids
- Work in Law Enforcement, in the Butler County Area. I am invested in community service.
- 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 second 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 22 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 – 2018 . 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.
- I am a mechanical engineer that works at Siemens PLM on engineering software.
- I have served on the board of trustees for over 14 years as Secretary.
- 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 2018-2019 Board of Trustees

# Adjournment

Thank you for coming this evening

Please take the time to get involved in  
our community