

WYNDYS OF LIBERTY

Homeowners' Association Newsletter Spring 2017

Welcome to the Spring 2017 *Wynds of Liberty HOA Newsletter*. In this longtime coming edition, we will introduce you to the following:

Homeowners' Association



The Homeowners' Association is responsible for making our community a place to call home. Every homeowner is part of the Homeowners' Association. The main purpose is to maintain our standard of living and provide a community that is pleasing to all. Each homeowner should strive to achieve this standard and look for cooperation and support in fulfilling it. All the positions of the Board of Trustees and Committees are volunteer positions within the Homeowners' Association. It takes everyone in the community to make the Homeowners' Association successful.

Board of Trustees and Committees



Last fall each homeowner received a new mailbox and all the street signs were replaced. This is just part of what our Board of Trustees do. They also are responsible for each entrance into the subdivision, annual assessments, and developing a budget that meets the requirements of our Covenants and Restrictions.

Other Committees within the Homeowners' Association include:

- **COVENANTS AND RESTRICTIONS** - This committee investigates violations of the Covenants and Restriction Document. Once a violation is identified, the committee will follow up with the Homeowner and work toward a resolution.

- LANDSCAPE – This committee makes suggestions about improvements and the upkeep to each entrance within the subdivision. They can also work with each company that is responsible for the landscaping and the Christmas lights.
- NEWSLETTER – You are Reading it. A newsletter makes everyone feel like part of the community, and is a way to keep everyone up-to-date about what is happening around the neighborhood. This can be expanded to include e-mails or a community page on social network.
- WELCOME - This committee would welcome new homeowners into the subdivision, and make sure they know the HOA exists and how to become involved.



Many other HOA's hire outside administrators to operate their association. Our HOA has taken this responsibility upon themselves and has been successful at managing the day-to-day responsibilities.

Example:

In comparison to other HOA's in Liberty Township, we have been able to keep the annual assessment dues below other associations.

The continued success of this type of management requires support from the community. The HOA strongly encourages volunteering to help manage the committees, participate on the Board of Trustees and maintain the cost effectiveness of our self-managed association.

If you are interested in helping on the Board of Trustee's or one of the committees, send an email to trustees@wyndsofliberty.com.

Important Dates



ANNUAL GARAGE SALE:

Is your basement full or you can no longer park in your garage? Each year the Wynds of Liberty HOA sponsors a Garage Sale. This year the Garage Sale will be held on *Friday May 5 and Saturday May 6*. The time is from *9:00 to 2:00* each day and you don't have to participate both days. The more homeowners that participate will make this a success. The HOA will place a sign at each entrance for advertisement. Some other tips for a successful Garage Sale include:

- Post individual signs with directions
- Price your items clearly
- Organize items by category



ANNUAL MEETING:

The Wynds of Liberty Homeowners' Association annual meeting will be held in May – the date/time/location will be posted on big signs at each entrance, after the garage sale. We will discuss the previous year, review the financials and provide an update for the upcoming work on Route 747. The meeting will also have a Question and Answer session. All homeowners are encouraged to attend the meeting in order to understand what is happening in our subdivision. We ask that you submit your questions in advance and if you have something to say, come to the meeting.

Spring Checklist

As you prepare for Spring, following are some considerations to keep the community an attractive place to live and protect our property values.



Please review the HOA Covenants and Restrictions for more detailed information.

✓ Each yard should have 5 shade trees in their yard (3 in the front and 2 in the back). This contributes to the overall aesthetics of the community.

✓ Trim your trees along the sidewalk. These branches can be dangerous to the many homeowners who jog or walk with strollers, or dogs.



✓ Remove and replace dead trees, shrubs.

✓ Repair lawn areas that have been disturbed by repair work done on water lines or other maintenance.



✓ Keep lawn mowed and trim around road curbing, sidewalk and driveway.

✓ Keep trash cans out of view from the street.

✓ When painting shutters, doors and trim, etc., please use colors that are consistent with color scheme of house and community.

✓ Keep your driveway, front and side yards free of clutter and debris.

✓ Driveway cracks should be sealed to prevent further deterioration. Uneven surfaces should be repaired to original grade.

✓ **No** RV's, Travel Trailers, Utility Vehicles or Boats are allowed to be stored on your property, unless in the garage.

✓ **Be** a courteous neighbor and remember to pick up after your pet when walking through the neighborhood.



✓ **Be** cautious when driving through the neighborhood. Children are out playing, so remember to slow down. Note the speed limit signs posted throughout the subdivision !!! You can report speeding by calling Butler County Sheriff at 785-1300.



For Your Information

Our Assessment Process - The management company, that the Association contracted with, sent out the annual assessment invoices in early January. Payment of these invoices was due by February 15th. These assessments can be paid using the website each year.

Mailboxes and Street Signs

Maintenance is the responsibility of the HOA. Damage to individual mailboxes is the responsibility of each homeowner – Repairs will be coordinated by the HOA and billed to the homeowner.

Roads in Wynds of Liberty are maintained by Liberty Township (759-7585), including snow removal.

Our HOA can be contacted by e-mailing trustees@wyndsofliberty.com or by calling 888-467-8256.

Our Website, WyndsofLiberty.com contains lots of information, such as:

- The Covenants, Conditions and Restrictions document. (Every homeowner should have a copy of this document. If not, please visit our website.)
- A page of useful links - emergency and non-emergency contact numbers. How to report streetlight outages, etc.
- Boundaries of the HOA
- A news page

747 Road Widening - Butler

County reps reviewed the upcoming road widening and were planning to remove our entry walls and all the landscaping, as the builders put that on an easement.



Our Trustees (who are strictly volunteers and receive no compensation for the work) worked with the county to save them money, by re-routing the drainage system so our entry walls would not have to be torn down.

Duke Energy was contacted regarding the removal of trees at the entry, so they could move back utility poles. Our HOA President involved Liberty Township Trustee, Tom Farrell, who coordinated a meeting with

Duke. All the Trustees, Duke Reps and Tom Farrell met to review the plan. Duke has an easement and can remove the trees without compensation. Since all the trees were located on the easement, the Trustees felt that they would have better negotiating power than individual homeowners. With Tom Farrell's help, we hoped to convince Duke to help pay for some of the tree replacement. The Wynds of Liberty Trustees are currently reviewing landscaping proposals to see how much this will cost, as the trees that need to be replaced have to be on an approved list, as they will be close to power lines. We will then, with Tom's help, see if we can get money to help with the tree replacement. We are working hard to do the best we can to help with the lost trees and grass.

We will keep everyone posted as further information develops.