

Wynds of Liberty ***Homeowner's Association Newsletter*** ***Spring/Summer 2018***

Neighborhood House Fire

This past December, a house fire occurred in our WOL subdivision on Moselle Drive, causing extensive damage. A big THANKS to the Liberty Township Fire Dept and neighbors who helped out.



Covenant Reminders

Please review the General Standards (Section 5.4.6 – Maintenance) on the HOA website wyndsofliberty.com/documentlinks that includes:

Dead trees and other landscape plants should be removed and replaced (Section 5.3.16).

Keep trashcans out of street view – this detracts from your home's appearance (Section 5.4.2).

Keep your driveway, front, and side yards free of clutter and debris (Section 5.4.6).

Control yard weeds by treating lawn areas with weed killer and weed seed germination preventers (Section 5.4.6).

Repair lawn areas disturbed by repairs to water lines or other maintenance (Section 5.4.6).

Trim edges around lawn including road curb, sidewalk, driveway and walkways to control overgrowth (Section 5.4.6).

Landscape areas should be weed free, trimmed and maintained to form (Section 5.5.1).

Large driveway cracks should be sealed to prevent additional deterioration, and uneven surfaces should be repaired to original grade (Section 5.5.1).

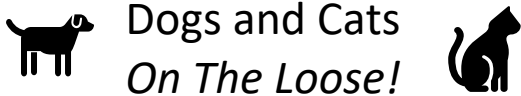
Paint doors, trim, shutters, etc. with colors in keeping to the theme of house and neighborhood (Section 5.5.1).

NOTE: Beginning in Spring 2018, letters will be sent to homeowners who have excessive weeds in their yard that are clearly visible from the street and by neighbors. Weed propagation to adjacent yards is a problem and devalues our property.



The WOL annual garage sale is Friday, May 4 and Saturday, May 5 from 9:00 A.M. – 2:00 P.M. each day. Clean up and make \$\$\$\$ by participating in the sale!

Once again, BIG signs will be posted at the entrances of Princeton and Rt. 747. You may also put up individual signs, however, make sure to remove them once sale is over.



Several dogs and cats have been seen roaming the streets of our subdivision. *PLEASE KEEP YOUR PETS SAFE AND SECURE* by repairing any holes in fencing, making sure underground fencing is working properly, placing pets on leads/chains/stakes, and making sure your pet has ID and is licensed. Your pet could be lost or injured, or cause injury to other pets and people.

No Soliciting List/Signs

Tired of the doorbell ringing from numerous solicitors? Liberty Township has created a *Do Not Solicit List*. You can sign up to be put on this list, or you can stop by their administrative office and pick up a *No Soliciting* decal or window cling for your door. Visit the Liberty Township website for more detailed information.

2nd Annual Neighborhood Social

The Welcome Committee is diligently working on the second annual social – dates should be published by the end of Spring. If you would like to be involved with the planning process, please visit Welcome@wyndsofliberty.com. This is a great event in which to get to know your neighbors, both new and old.

HOA Annual Meeting

The Wynd's of Liberty Homeowner's Association annual meeting will be held on Monday, April 30 at 7:00 P.M. at the Liberty Township Fire Department on Rt. 747 – reminder signs will be posted at each entrance. A review of the financials will be discussed. There is also 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.

Street Light Outages



Remember . . . you can report street light outages to Duke Energy. Let's keep our neighborhood well lit for safety. Just visit the Duke website. You are paying for this service.

Answers To Frequently Asked Questions ?????

Wynds of Liberty website:
wyndsofliberty.com

Roads are maintained by Liberty Township:
759-7585

Mailboxes & street signs maintenance are the responsibility of the HOA.

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

Report speeding on neighborhood streets:
Butler County Sheriff 785-1300.

WOL roads are maintained by Liberty Township. This includes snow removal.

Digital Directory

The HOA Welcome Committee is excited to announce that the Wynds of Liberty HOA now has a Digital Directory--directoryspot.net. This resource is possible through Kathy Kramer, local realtor.

To receive access, you must e-mail the Welcome Committee at Welcome@wyndsofliberty.com with your name, address, and e-mail address that you would like attached to your account.

Please allow 3-5 business days to get access, once you have submitted your request – this is being implemented by volunteers.

Why A Digital Directory?

- You can update your family's information.
- You can print a PDF directory to have at home OR have access via mobile apps on smart phones.
- We can add groups - such as local businesses, babysitters, streets - into the directory to make it customized to our needs.
- Different than social media accounts – info that will be shared will be specific to HOA news from Trustees or different Committees and will be communicated via the provided email.
- You can help customize and provide feedback if you have recommendations on groups.

Street Ambassadors

The Welcome Committee is still looking for Street Ambassadors for the following streets:

Cedar Brooke Ct.
Cedar Hill Dr.
Imperial Dr.
Whippoorwill Dr.
Willow View Ct.
Willow Ridge Dr.



The Welcome Committee puts together a welcome packet. All we need you to do is deliver the packet to your new neighbor(s). It is often better if new neighbors are greeted into our neighborhood by someone who lives nearby. That's why the idea of

Street Ambassadors, for our large subdivision, was set up. If you are interested in helping, please email welcome@wyndsofliberty.com.

Street Paving

No streets in our subdivision are scheduled to be paved for 2018.

Work Continues on 747

A 30 day closure of Willow Ridge Drive will be necessary to allow for work on drainage, curbs, and pavement tie-in. The lights (street & landscape) have been off at that entrance since last fall because of this work.