

Wynds of Liberty ***Homeowner's Association Newsletter*** ***Spring/Summer 2019***

November Ice Storm

The November 2018 ice storm damaged many trees throughout our neighborhood.

Now that Spring is here, it's time to start removing any remaining debris and stumps. New trees should be planted this Spring to satisfy the minimum requirements for shade trees – 3 front yard, 2 back yard - to keep in compliance with the Wynds of Liberty Covenants.

NOTE: If wind/ice storms damage only a branch or two - please be aware that this weakens the tree and it would be a good idea to remove it before it falls and causes either property or personal damage.

Spring Cleaning

It's time, once again, to begin the "Spring Cleaning" process of our properties. This will help to maintain our property value and keep our neighborhood looking nice. Following are Covenant reminders:

Covenant Reminders

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

(Section 5.3.14) . . . If your mailbox is damaged, please contact the Trustees for further guidance for repair.

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

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

(Section 5.4.6) 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 5.4.8) Utility trucks/vans boats and trailers should be stored in garage and not on driveway of street.

Further, these may be commercially licensed and/or used to perform work tasks for business, however . . . Liberty Township Resolution 2011-37 also prohibits these vehicles being parked on public right of way (street). These street violations would be addressed by law enforcement upon notification to Butler County Sheriff Dispatch (non-emergency) – 513-785-1300.

(Section 5.5.1) 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.

Homeowners who have repeated violations of same nature will be subject to an expedited process to correct issue(s).

Covenant reminder: Being mindful to follow the covenants will reduce the expenses and labor spent with enforcement.

The Covenants are to be followed by **ALL** homeowners.

HOA Annual Meeting

The Wynd's of Liberty Homeowner's Association annual meeting will be held on - May 14 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. We ask that you submit your questions in advance and if you have something to say, come to the meeting.

All homeowners are encouraged to attend the meeting in order to understand what is happening in our subdivision.

Also, new Board members will be elected at this time.

HOA Openings for Board Members



This year, there are vacancies for new Board members. If you are interested in serving on the Wynds of Liberty HOA Board, please contact our Trustees for more information at trustees@WyndsofLiberty.com.



The WOL annual garage sale is Friday, May 3 and Saturday, May 4 from 9:00 A.M. – 2:00 P.M. each day. So clean out the basement, house, garage, etc. and make some extra **CASH** by participating in the sale!

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.

3rd Annual Neighborhood Social

The Social Committee is working diligently on the third annual neighborhood outing - dates should be published by the end of Spring.

They are planning to move the outing to the fall, so that more people will attend.

If you would like to be involved with the planning process, please e-mail Welcome@wyndsofliberty.com. This is a great event in which to get to know your neighbors, both new and old.

HOA Newsletter

If you are interested in helping with our newsletter - want to submit articles or have new ideas - please send an e-mail to our Trustees - trustees@WyndsofLiberty.com.

St. Rt. 747 Construction – a Review

The St. Rt. 747 constructions project concluded more than a year beyond the original timeframe. We lost almost all the trees in the berm area and landscaped entrance area due to utility relocation within the easement. Duke provided some compensation for these lost trees. In return, the HOA agreed to review our plans with Duke to insure compliance with newer, more restrictive utility easement regulations. Throughout the project, we have had to continually go back to both the Butler County Engineer's Office (BCEO) and Duke Energy to get issues resolved. Very few of the timelines or expectations set were achieved. Tom Farrell, Township Trustee, has been very helpful in helping us deal with these organizations and the many issues we've encountered. We are currently following up with the BCEO and Duke Energy to get a few remaining work items at the entrance completed.

Now that this construction is wrapping up, we must repair or replace much of our electric, irrigation, and lighting systems at this entrance. Power and water services were finally restored by mid-December of last year. We are currently planning the electric, irrigation, and lighting work as well as the refurbishment of the landscaping around the entrance wall areas and installation of trees for the berm areas.

We will be reviewing the landscape plan with Duke and the adjacent homeowners. This will be, by far, the biggest landscaping project for the HOA to date and will involve significant investments. We are also evaluating a watering plan for the trees in the berm areas to protect our investment in the critical first couple of years.

If all of this isn't enough, the delayed road construction for the Princeton Road entrance will soon begin. This will be another project that we must include in our planning and budgeting for this year and next year.

Princeton Roadwork - Upcoming

As noted in prior article, the roadwork for Princeton Road will soon begin - delayed from last



Fall. Please use caution when approaching the Princeton Road side of our subdivision – it may be closed for entering/exiting at some point during the construction.

This work will consist of lanes being widened a foot on each side. Shoulders being widened to four feet. Several crests being flattened. Rumble strips, raised pavement markers, new signs and guardrail being installed.