

# NEWSLETTER SPING 2021



## Happy Spring

As we begin to emerge from our winter cocoons, let's get caught up on what's happening in our neighborhood.

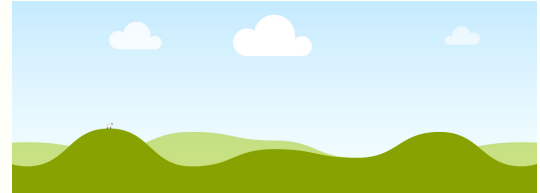
Please be patient with any and all lawn maintenance companies. First, the weather has a huge impact every spring and can really mess up schedules, so please be considerate.

Secondly, as you may or may not know, most all business are having difficulty hiring and retaining employees. Please be patient and kind. If you know of lawn companies looking for contacts, the HOA may be looking for bids.

We held our Annual Owners Meeting April 15th with a successful quorum. The new trustees voted upon are: Denise Moore, Trish Euganeo, Jeremy Peters, Rob Martin and Erin Mays. The new board held a brief meeting after the owners meeting to establish policy and will now tackle the needs of the association.

The ponds are looking very good since the installation of under-water aerators. This will help alleviate algae buildup and help with overall health of the pond.

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### BOARD OF TRUSTEES

#### TRISH EUGANEO PRESIDENT

4342 E. BRIGGS RD  
937-546-0017

#### JEREMY PETERS VICE PRESIDENT

4328 NAPA VALLEY DR  
937-901-1619

#### DENISE MOORE TREASURER

4360 NAPA VALLEY DR  
937-689-7106

#### ROB MARTIN SECRETARY

4338 E. BRIGGS  
937-620-3349

#### ERIN MAYS TRUSTEE

4384 E BRIGGS RD  
937-545-1453

Although the ponds serve a purpose of retention/detention and are not meant to provide aesthetic attributes, we can still work to improve the look and function of the ponds.

Next is the long-awaited governing document re-write that has been worked on for nearly the past 2 years. The pandemic situation has placed a huge damper on many parts of our daily living, including this project. You will be receiving all pertinent information in your mailboxes soon. Thank you for your patience. In addition, the board continues to work on upgrading and tweaking the HOA's new website. It is up and running and you can go to the website and request to be given password protected information:  
<https://whitefencefarmhoa.com>.

As a reminder, please remember to clean up or blow your grass clippings back onto your grass so it does not flow down the drain system and into the ponds. All this adds to the cost of maintenance and future problems. Also, as a reminder, please be mindful and considerate of others' lawns when walking your pets. Please 'curb' your pets and be sure to clean up after them.

## HOA GOVERNING DOCUMENTS

*The following article is from our educational section of Kaman & Cusimano, LLC., explaining documents. We'll attach items like this in future newsletters. We all need to understand how these documents impact us as HOA owners.*

Some owners move into an association without complete knowledge as to which documents govern an association. While statutes and case law also control, each association has its own unique documents that are imposed or required for the protection and benefit of all owners. The three governing documents of each association are as follows:

1. Declaration – This document contains a legal description and “declares” the property as a community association. It is filed with the county where the property is located and also recites the restrictions imposed for the betterment of the community.
2. Bylaws/Code of Regulations – This document controls the internal governmental operation of the association itself. It too is filed with the county and defines aspects such as owner voting rights, number and term of board members, and association procedures.
3. House Rules – While the Declaration and Bylaws are generally written by the developer's attorney, the house rules are generally promulgated by the board. This document, which is often in booklet form, contains plain English language that covers information and conduct regulations of the association and the community's residents.

In order to have a successful community, it is important that all owners familiarize themselves with all of the governing documents.

*Have a great rest of your spring!*