

SUMMER NEWSLETTER

July 2022



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FROM THE PRESIDENT

Happy summer everyone! We have a lot going on with the HOA with our long-awaited upgrade of our governing documents into the 21st century for our HOA. Believe it or not, we had to have written legal language to allow for an HOA Board to communicate via electronic means! Hence the reason you were all given the new "Consent" form. This will become a permanent authorization to send official communications via email, text, video, etc. For example, the annual owner's meeting notice can be emailed instead of through paid USPS. This saves HOA's money in administrative costs and is just easier and more efficient. Don't forget to mail your ballots, consent form, or look for us Monday night walking around the neighborhood collecting *provisional ballots* – with a bullhorn. 😊



Below is some information to share with you. As we gather information on significant changes in Ohio Revised Code 5312, we will pass it along to you. It's been interesting and a privilege to have access to this kind of information thru our legal representation of Kaman & Cusimano, LLC.

We Need Your Help

HOA board members all are un-paid volunteers. We are trying to serve our neighbors by making our community a safe and pleasant place to live. To be successful, we need your help and cooperation. It takes everyone working together to make our community thrive. For instance, currently the board is searching for one person as a replacement for our *Audit Committee*. Please consider volunteering to be the eyes on the bookkeeping of our HOA. It requires very little of your time, currently a couple of hours in January to review the HOA's financial records from the calendar year. Please contact [Denise Moore](#) if you are interested.



WHY DO WE NEED RESERVE FUNDS?

Every year at budget time we hear the common phrase, "Why do we need reserves?" Reserves are actually a state mandate based on Ohio House Bill 531 l. This is one of the many layers of governance the HOA association must follow. State legislatures, attorneys for both associations and the housing market got together to work on a House Bill that was going to protect the buyer, financing agency and seller. What banks were noticing is that buyers were able to pay the association fee but when they were hit with a special assessment on top of the maintenance fee and the mortgage payment a financial hardship was occurring. By mandating reserves, they were hoping they would ease the financial burden of surprise special assessments, while still maintaining the property to maintain property values. An easy way to think of reserves is a home warranty that you may purchase for large expensive items in your home. The reserve fund is a home warranty program



that when the common areas need to be tended to with repairs and upgrades, the money is available for replacement.

By being financially responsible, WFF will have accrued the finances needed to replace/repair large capital items when needed and avoid the need for any special assessments. While fully funding reserves raised our annual fees, it is in the best interest of the entire HOA for smart fiscal planning. Right now, we are almost at the end of our rate increase periods. WFF HOA fiscal planning will avoid the need for special assessments. HOA's annual fees will revert to our normal fee structure once we have fulfilled our Reserve Study requirements. From that point on, hopefully we will vote annually to continue to fully fund our budget and uphold our fiduciary duties.

Welcome New Neighbors!

Please be aware that we have new neighbors who have recently moved into the HOA. We try hard to greet new families, and we ask that you do the same. Please reach out and welcome them and offer to help them get oriented to our local community resources. The board tries to stay up on neighbors as they move in and out. Please help us by letting any board member know when new neighbors arrive so we can reach out to them too!



Neighborhood Yard Sale!



The HOA annual Yard sale is booked for Thursday through Saturday on August, 4, 5, & 6. Notices will be posted in local outlets to drive traffic to the sale. We have signs left from prior sales that will be posted at the entrances of the neighborhood. Please post your own signs if you choose. If you post signs, please be sure to pick them up at the end of the sale.

New Legislation on Solar Panels

ORC Section 5312. (<https://codes.ohio.gov/ohio-revised-code/section-5312.16>) Effective September 13, 2022

(A) Unless specifically prohibited in the declaration, any owner may install a solar energy collection device on the owner's dwelling unit or other location within the owner's lot if either of the following conditions apply:

- (1) The cost to insure, maintain, repair, and replace the unit's roof or alternative location within the lot is not a common expense of the owner's association, and is, instead, the owner's responsibility.
- (2) The declaration specifically allows for and regulates the types and installation of solar energy collection devices within the planned community and establishes responsibility for the cost to insure, maintain, repair, and replace such devices.



(B) Notwithstanding division (A) of this section, an owner's association may establish reasonable restrictions concerning the size, place, and manner of placement of solar energy collection devices.

(C) Prior to imposing a charge for damages or an enforcement assessment pursuant to this section, the board of directors shall give the owner a written notice, which may be in the form of electronic mail to an electronic mail address previously provided by the owner in writing that includes all of the following:

- (1) A description of the property damage or violation.
- (2) The amount of the proposed charge or assessment.
- (3) A statement that the owner has a right to a hearing before the board of directors to contest the proposed charge or assessment.
- (4) A statement setting forth the procedures to request a hearing.
- (5) A reasonable date by which the unit owner must cure the violation to avoid the proposed charge or assessment.

(D) As used in this section, "solar energy collection device" has the same meaning as in section 5311.192 of the Revised Code.

**Now go get those ballots ready!
We are coming for them--Monday evening or mail them to arrive before July 26!**