

FALL NEWSLETTER

November 2022



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Trustee
Open Position

BOARD REPORT

Happy Thanksgiving 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. Before we address documents, we regret that Trish Euganeo has stepped down from the board. Trish began her service on the board in 2015 and assumed the role of president in 2016. Among many issues that Trish addressed, her most notable accomplishments focused on her leadership in solving chronic issues related to our ponds and the document update initiative. Thank you, Trish, for all your years of years of service on behalf of WFF HOA owners!

Document Update

As most of you are aware, the HOA held a meeting of the owners held in July led by our attorney, Jeff Kaman. The purpose of the meeting was to vote for approval of the amended WFF HOA Bylaws and Declaration of Covenants & Restrictions documents. Fortunately, the updated Bylaws document was approved; however, the amended Declaration of Covenants did not get approved by a 75% majority vote.

The board met to consider and resolve issues that were raised by HOA members concerning items in the updated draft of the Declaration of Covenants document. In addition, a committee of neighbors was also convened to study the issues raised at the meeting. Based on board discussions and committee recommendations, the following areas for revision will be forwarded to our attorney. Once Mr. Kaman reviews and agrees that the suggestions are acceptable, he will forward revised copies of the Declaration to us at which time we will hold another meeting to conduct our next vote to adopt.

- **Leasing of Homes (section 2c):** Recommended edit--Leasing of homes is permitted for existing HOA Members ONLY. This is the recommendation the board has made to the attorney. Future owners will only be permitted to rent or lease their property under a hardship lease. The attorney said this is an acceptable resolution.

- **Pets (Article IV Section 2(a)):** The committee suggested a re-write of the entire section and most of the edits correspond to the Ohio Revised Code 935.01.
- **Architectural Improvements:** The committee agreed the HOA should have some control over architectural improvements made by owners. As such, they developed a list of Architecture and Appearance Guidelines. This document was reviewed by the board. Mr. Kaman believes that these sections should be written into the Declarations to assure long-term compliance since HOA boards change over time. Sections of the guidelines include the following:
 - Hardscaping and Appearance
 - Signs
 - Fences and Decks
 - Driveways
 - Building and Structures

Necessary Reserves

To preserve the community, it is important to set aside yearly reserves. Reserve funds are budgeted to cover a potential catastrophic event. The board does not want to impose a special assessment should a catastrophe occur. As most of you know, the HOA is in a “catch-up” position as adequate fund-budgeting did not occur when the Reserve Funds Law was passed in Ohio over a decade ago. The 2022 fiscal year is year-3 of a 5-year catchup plan. We only have 2023 and 2024 yet to go in the cycle to reach our goal. Owners are required to vote each year on whether to fully fund the reserves. **Attached to this email is a ballot that MUST BE RETURNED no later than November 30.** All households must vote yes or no.

The law states if the board does not receive a majority vote against fully funding, it must fully fund the reserves beginning in January. Further, if a majority (39 of 76 owners) of the voting power of the association agrees, the board can budget less than the fully funded reserves. By voting to waive full funding of reserves, owners acknowledge that, while yearly fees will be lower than would otherwise be required, this lack of sufficient reserves will, likely, result in potential future special assessments. Rest assured, the board will do everything it can to keep our fees and/or future assessments reasonable, while still maintaining the integrity of our community. **The board advises owners to vote For Fully Funding Reserves.**



This Photo by Unknown Author is

Attend the Annual Association Meeting – Your Vote Matters!

Be on the lookout for email soon to announce the date of the Annual HOA Member Meeting. It usually is on the last Thursday evening of January. The meeting is to elect the next board of Directors. We are hopeful that the revised documents will be ready for a vote at the same meeting.

Trash Days: Please remember to tend to your trash cans. In windy days, please make sure to secure your trash inside containers/bins.

It’s That Time Again!

We are looking for nominees interested in running for election to the 2023 Board of Directors! Are you interested? If so, contact any board member to nominate yourself or someone you know wants to run. We already have one volunteer—what about you? **Happy Thanksgiving!**

