



**PO BOX 360
BELLBROOK, OH 45305**

FALL 2023

YOUR BOARD OF DIRECTORS

President

Denise Moore
4360 Napa Valley
937-689-7106

Vice-president

Jeremy Peters
4328 Napa Valley
937-901-1619

Treasurer

Rob Martin
4338 E Briggs
937-620-3349

Secretary

Phil Puglisi
1817 Silverado
937-776-1176

Trustee

Erin Mays
4384 E Briggs
937-545-1453

NEWS FROM THE BOARD

Since the WFF HOA Annual Meeting in February, the board has met 4 times. One of our most important accomplishments this summer was the final official filing of the Amended Declarations of Covenants and Restrictions for White Fence Farm. This file and the Amended Bylaws document were sent to each resident and are available for [download](#). The Declarations documents was effective July 2023.

BOARD INVESTS RESERVE FUNDS

Yes, you read correctly. As good stewards of WFF funds, the board voted unanimously to invest a portion of the reserve funds in 3 no-risk CDs each accruing 5% interest. One CD's term is for 7 months, one for 10 months, and one for 13 months. Once they mature, the board will consider renewal potential.

"Amended documents of WFF Owners Association have been officially filed with Greene County"

WELCOME TO NEWEST NEIGHBORS

We are pleased to welcome our newest neighbors, on Napa Valley, welcome the Karlos and Danielle Tungol family. On E. Briggs, welcome to the Michael Gregg family. For those who don't know, WFF has a Facebook Group. Please request to join if you have not done so. We post items of interest and news.

Contact Us

White Fence Farm HOA
PO Box 360
Bellbrook, OH 45305

board@whitefencefarmhoa.com

<https://whitefencefarmhoa.com>

<https://www.facebook.com/groups/wffhoa>

SAVE THE DATE

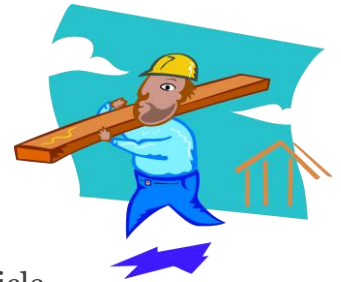
The 2024 Annual Meeting of WFF HOA will be Thursday, February 8 at 7PM. The meeting will be held at the Sugarcreek Township Administrative Building on Ferry Road. As every year, we elect board members for terms that will expire. There is one, three-year position open for the board. If you are interested, please nominate yourself by email at board@whitefencefarmhoa.com.

THINGS TO KEEP IN MIND—REMINDERS FOR THE GOOD OF THE HOA



Trash Containers--Containers must be stored inside the garage, or otherwise stored to Minimize sight from the street and must be removed within 24 hours following trash collection. (Dec: Article IV/p9)

Architectural Review and Restrictions-- All architectural review powers are vested and given to the Association, to be exercised by its Board of Directors. Alterations and additions to residential dwellings must be consistent with existing structure in design, material, and color. Windows, siding, roof pitch, gutters, shingles, doors, and foundation must match the design and materials used in the existing structure. All exterior modifications, alterations, and improvements to a Lot or dwelling, already constructed, must be approved by the Board of Directors prior to the initiation of any work on the dwelling or Lot. (Dec: Article IV/Sec3/pg10).



Grass & Leaf Work—Sugar creek Township does not do leaf collection. Please use lawn bags to clean up leaves. Remember, grass and leaves in the curb end up in our retention ponds and decay. This results in the HOA having to extra for pond care costs.

Street Parking—Now that the school year is in full session, please make sure to consider school buses (and garbage trucks) passing down our streets. Try to avoid parking opposite a parked car across the street. Our streets are 3-lane roads. If you park opposite someone, that only leaves one narrow lane for traffic. Please consider if fire trucks needed access. Also, please watch your speeds driving in the neighborhood. Our children are at play!



Lamp Posts--Lamp Posts and Yard Lights. Each Lot (except Lot 61, located at 4367 Napa Valley Drive, and Lot 67, located at 1758 Sonoma Court, which do not have lamp posts and are grandfathered from the requirement to do so) must have a working yard light or lamp post. (Dec: Article IV/Sec3/pg12).



Mailboxes--All mailboxes must consist of a mailbox located on a post, and must be black, white, or another color that matches the dwelling's color scheme. Mailboxes are not damaged or in disrepair.

To be informed of these and other requirements of the HOA, please use this link to download your copy of the [WFF HOA's Amended Declaration of Covenants and Restrictions](#). (Note, this document was emailed to you earlier.)

HAPPY HALLOWEEN!