



**PO BOX 360
BELLBROOK, OH 45305**

FALL 2024

YOUR BOARD OF DIRECTORS

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NEWS FROM THE BOARD

Since the WFF HOA Annual Meeting in February, the board has met 4 times. One of the most important business matters we are dealing with over the summer is CTA Compliance mandated by the Corporate Transparency Act. CTA is a federal law that requires certain companies to file beneficial ownership information (BOI) reports with the Financial Crimes Enforcement Network (FinCEN). The CTA's goal is to increase transparency in corporate ownership and structures to help fight money laundering. As an HOA, all board members must comply by providing their full legal name, date of birth, address, a passport or driver's license number, along with a copy of the document verifying the number passport or driver's license. The board is now deciding on the most effective process to use to comply with the law.

Fall is the time of the year when we ask if you are interested and willing to serve on the board. Our current bylaws state that the board will consist of 3-5 members. If you are interested and are willing to comply with CTA requirements, please contact any current board member.

BOARD REINVESTS RESERVE FUNDS

As good stewards of WFF funds, the board voted unanimously to renew and reinvest additional funds in a CD accruing 5% interest.

JOIN WFF HOA FACEBOOK GROUP

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. Click here to join: <https://www.facebook.com/groups/wffhoa>.

SAVE THE DATE

The 2025 Annual Meeting of WFF HOA is tentatively set for Thursday, February 6, 2025, 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.

THINGS TO KEEP IN MIND—REMINDERS



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)

Gutter Cleaning—Ensure gutters are clean before the rains begins!



This Photo by

Winterization & Safety Tips—Don't forget to winterize your outdoor faucets and irrigation systems. Ensure smoke detectors are working and heaters are maintained. Keep pets safe and warm as the cold arrives and ensure they have adequate bedding.



Mailboxes—Check your mailbox-They must be on a post and must be black, white, or another color that matches the dwelling's color scheme. Mailboxes must not be damaged or in disrepair. If so, please repair them for the neighborhood.

HOA Committee Needs—Architecture Committee assists with architectural decisions & maintains the aesthetic integrity of our community. Responsibilities include reviewing and approving requests for fencing, color styles, and other exterior modifications.



Welcoming Committee helps with outreach and support for new residents to make them feel & welcomed. If you're interested in joining either committee or want more information, please contact us. Your involvement will help enhance our community in meaningful ways!



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.



School is Back—As children head to school and bus stops, please be extra vigilant. Watch out for kids walking to and from the bus and adhere to the speed limit within our community. Your attention and caution ensure their safety! Also, watch how you park cars on the streets. Allow enough room for buses to pass.

Fall Events—Halloween: “**Halloween in the Park**” at Bellbrook Park on Saturday, 10/12, 2024, at 3-6 PM EDT; **First Baptist Kettering Fall Festival and Cruise In**; 10/13, 2024; 4:00-7 PM; 4780 Swigart Road. Free event featuring a cruise-in for cars, trucks, and motorcycles. Activities include hayrides, pumpkin picking, inflatables, fall games, and more. Food trucks will be onsite to offer a variety of tasty treats. **Begger's Night**-Tuesday, 10/31 from 6 pm to 8 pm. **“Spellbrook2024”** 10/26, 2024, 6:00 - 11PM; 57 North Main Street; 2nd Annual Adult Halloween party in the park! Live music, adult beverages, food trucks, & costume contest. It's a great chance to celebrate the season with friends and neighbors in a festive atmosphere.