



**PO BOX 360  
BELLBROOK, OH 45305**

**FALL 2025**

## **BOARD of DIRECTORS**

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## **NEWS FROM THE BOARD**

As the vibrant colors of fall sweep across our neighborhood, we want to take a moment to share some seasonal updates, reminders, and upcoming events to help you stay connected and informed.

Since the WFF HOA Annual Meeting in February, the board has met twice with a 3<sup>rd</sup> pending. The board has primarily been dealing with issues related to the retention ponds and an occasional neighbor inquiry. We will meet again in early December to finalize the 2026 HOA budget. You will receive a copy of the budget via email, and the annual dues invoices will be sent in January. Each year we ask you to consider paying the annual dues as opposed to paying semi-annually. This saves time and effort for the treasurer.

Fall is a season of transition, and we're excited about the fresh opportunities and improvements happening in our community. Thank you for being active members and helping to keep White Fence Farm a welcoming and beautiful place to live. Fall is also the time of the year when we seek nominees who are interested and willing to serve on the HOA board. In 2016, the HOA voted to move to WFF self-management. That meant that the HOA no longer needed to pay for a property management company--the HOA board would serve that role. At that time the PM fees were \$3000/year. Obviously, today's rates would be much higher. The HOA can continue to be self-managed, but we need HOA support. Our current bylaws state that the board will consist of 3-5 members. Two board member terms expire in February. Generally, the board meets quarterly for 60 – 90 minutes, depending on any issues that pop up. If you are willing and interested, please contact any current board member.

## **Fall Reminders & Tips**

**Leaf Clean-Up:** Please keep yards, sidewalks, and storm drains clear of leaves. Sugarcreek 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 extra costs for maintenance.

**Outdoor Maintenance:** Now's a great time to inspect gutters, trim trees, and prepare irrigation systems for winter.

**Trick or Treat Night:** October 31, 2025, from 6PM to 8PM. For trick-or-treaters: wear reflective clothing, carry a flashlight, and stay on sidewalks. Please drive slowly and watch for children!

**Got Drugs?** Turn in your unused or expired drugs at the Sugarcreek Township Safety Building at 4398 Clio Road on October 25, 10AM to 2PM. No liquids or needles/sharps.

## Sign-up for Alerts and Notifications

Did you know that Sugarcreek Township has an alert and notification system? Sugarcreek Township utilizes [CivicReady](#) to send emergency alerts and other notifications. Stay up-to-date with general news and information from Sugarcreek by subscribing to [Notify Me](#) email and text notifications. Receive notices for road closures, meeting agendas and minutes, and more. (<https://www.sugarcreektownship.com/339/Alerts-and-Notification>). The township has asked residents to provide their email address so that emergency notices can be effectively sent. Please go to the links above and sign up.

## 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>.

Did you know Sugarcreek Township has a Facebook page where you can find info on events, etc. Check it out: [https://www.facebook.com/people/Sugarcreek-Township-Greene-County/100064597243199/?checkpoint\\_src=any#](https://www.facebook.com/people/Sugarcreek-Township-Greene-County/100064597243199/?checkpoint_src=any#)

**DON'T FORGET TO VOTE:** Early voting is underway now at the Board of Elections, 551 Ledbetter Road. Our precinct voting poll is at the Bellbrook 1<sup>st</sup> Baptist Church on 4100 W Franklin ST on November

## 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)

**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.

## SAVE THE DATE

The **2026 annual meeting of WFF is set for Thursday, February 5, 2026, at 7pm**. The meeting will be held at the Sugarcreek Township Administrative building at 2090 ferry road. This is an important meeting as we elect board members for the terms that will expire, and we provide important updates.