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# FALL 2026

## BOARD of DIRECTORS

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## NEWS FROM THE BOARD

Since the WFF HOA Annual Meeting in February, the board met the evening of the annual meeting, once in June and will meet again this coming December to finalize the 2027 annual budget. You will receive a copy of the budget via email, and the 2027 annual dues invoices will be sent in late January. Each year we ask you to consider paying the annual dues amount as opposed to paying semi-annually. This saves time and effort for the treasurer.

It has been a relatively quiet year for HOA board-related activities. This year, one major accomplishment was the installation of a gate in the privacy fence located on the Cul de sac on N. Lakeman Drive. We sought permission from the Township to allow the HOA to install the gate. It provides access for the HOA to manage the lawn and retention pond areas.

Speaking of board activities, now is a good time to consider your nomination as WFF HOA board member. The election will take place at our February Annual HOA Meeting. Our current president and vice president have served this board since 2016, and two other officers also have multiple term tenures. Also in 2016, the HOA moved WFF to a self-management HOA. That means that the HOA no longer needed to pay for a property management (PM) company--the board assumed that role and saved members extra annual fees. At that time the PM fees were $3000/year. Obviously, rates 10 years later would be significantly higher, and these fees would be passed on to all owners. We may continue to be self-managed, but we need member support!

WFF annually retains an attorney group that specializes in HOA law, but the day-to-day business of the WFF is handled by its board. Regardless, the HOA is still required to have its board of directors, even if it retains a property management group. Denise announced at the last annual meeting she will continue her board position “for now,” but someone needs to replace her—not necessarily as president, but as a new board member. Jeremy has had a desire to step off for the past couple of years, and that may be the case for other existing board members.

**Here are 10 reasons to serve as board members**:

1. Protect the property value and maintain or even improve the quality of life in your community.
2. Suggest improvements with landscaping/maintenance.
3. Be sociable. Meet your neighbors, make friends, and exchange opinions.
4. Give back. Repay a little of what has been done for you. Several existing board members have paid back several times over!
5. Advance your career. Build your personal resume by including your community volunteer service. Network with other professionals.
6. Have some fun. Association work isn't drudgery. It's fun accomplishing good things with and for neighbors.
7. Get educated. Learn how it's done – we will train you and through our attorney retainer, we get free workshops, and we have access to a wealth of online resources.
8. Express yourself. Help with creative projects like HOA beautification.
9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism (unselfish concern for the welfare of others). Improve your association by helping others.

Serving as a board member is not labor intensive and does not require a huge time commitment. It does require attention to issues that come up that impact the HOA common elements and its members. Each board member's term is 3 years. The board is responsible for exercising all the HOA's powers and authorities to include the maintenance, repair, and replacement of the common elements. For example, the board plans the annual budget and ensures appropriate reserve funding, hires lawn and pond crews, and addresses issues to seek resolutions to problems that arise.

Generally, the board meets once a quarter for 60-90 minutes. This year, we only met twice so far. The president is the main contact person for the board. The VP serves as a back-up to the president. In collaboration with the board, the treasurer manages all finances, tracks member accounts, and pays bills. The secretary is the keeper of minutes and records, and the director at large serves as needed. The board prepares two newsletters each year and seeks volunteers to serve on committees. HOA current bylaws state that the board will consist of 3-5 members. Jeremy's board term expires in February. Denise will stay another year to help anyone who is willing to step up for the good of the HOA. We need help. It is time for others to take their turn. Please contact Denise directly at her email address or cell phone listed above. Whether we use a professional PM firm or not, we still need a functioning board. If we fail to elect a board, the Ohio Law requires that an external entity be assigned, and that will cost all members a fortune!

## 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, 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 Clyo Road on October 24, 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. Receive notices for road closures, meeting agendas and minutes, and more. (https://www.sugarcreekgcoh.gov/339/Alerts-and-Notification). The township has asked residents to provide their email address so that emergency notices can be effectively sent.

## 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. We have a website too!

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#

**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 1st Baptist Church on 4100 W Franklin Street on November 3!

## 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, food and water.

**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. Don't make the board write you a letter!

## SAVE THE DATE

The **2027 annual meeting of WFF HOA is set for Thursday, February 4, 2027, 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.

## THANK YOU--WFF HOA Volunteers!

Kolleen DeGrazia—Welcome Committee
Kevin and Gloria Thieke—Landscape/Gardening Committee
Melissa Peters, Joshua Hubbell, and Leanne Kentner—Audit Committee
Paul Dagnall--Webmaster