

INFORMATIONAL BULLETIN

TOWN HALL MEETING OF JULY 12, 2021

The following is the information taken away from the meeting.

1. To avoid confusion at future WEHOA Board and Townhall Meetings, name tags will be provided for ease of homeowner identification. Additionally, everyone who wishes to speak will be required to stand and clearly identify themselves by name, address and the date that individual became a homeowner in Wandermere Estates. Then each individual will be recognized on the floor. Further, no foul language will be tolerated. Anyone exhibiting disrespectful conduct will be asked to leave the meeting.
2. The WEHOA Board is continuing to evaluate funding requirements and sources for two of the top six much needed restoration and repair projects in our community. These include (1) Restoration of the metal and stonework on our Wandermere Road and Perry Street Gates; and (2) Restoration of accent lighting in and around the Wandermere Road Gate area. Watch for the forthcoming WE Newsletter for additional information on these projects.
 - a) For clarity purposes, there are three distinct types of accent lighting in the Wandermere Road Gate Common area. These are four large flood lights to accent the bridge, five unserviceable underwater accent lights and approximately 36 tree and shrub accent (spot) lights. The current restoration plan includes replacing all lights, many of which are unserviceable, with LED type lights that will result in increased brightness and reduce significantly the annual WE electricity cost.
3. A homeowner advised that our footbridge needs maintenance. The footbridge has been inspected and needs significant repair and spot painting. This project is on our "to do" list and will be sent for bids soon. Update will be provided at next General Meeting.
4. Additional signage concerning trucks using the Wandermere Road Gate entrance was discussed, i.e., signage that would be highly visible before trucks reach the gate. Procurement of a larger sign to be posted farther away from the gate is being considered. Acquisition of such a sign is on our "to do" list.
5. Those attending the meeting requested a list of HOA members. The list is requested to be updated quarterly. Melissa said she would get "opt out" letter out. Subject "opt out" email will be sent out via email and USPS modes the week of August 8th and responses will be due no later than August 31st.
6. No parking signage is missing in three of our permanent "No Parking" areas in WE. Signs and mounting posts are being ordered and will be erected when received. At least one homeowner will be billed for the sign removal and disappearance that occurred during construction of his home.
7. In response to a comment about potential hauling of snow from our community due to no space for "storage", the new revised snow removal contract will include this requirement during solicitation.
8. Members requested an itemized description of Ponderosa's duties as they pertain to the WEHOA. This subject will be addressed in either a forthcoming WE Newsletter or an email by Ponderosa. Ponderosa 2021 contract with 4 Degrees contains this information. Please refer to the contract
9. Ponderosa agreed to hold a session for all interested WEHOA members who wish a tutorial concerning the Ponderosa portal, including creating an account, navigating the site and one's personal account once established. The forthcoming WE Newsletter will contain information regarding the request for a "hands-on session" regarding use of the Ponderosa portal.
10. Some expressed interest in joining the Wandermere Estates Homeowners Facebook site. This site is not used for official Wandermere Estates Homeowner Association business or information. However,

it does contain potential information of interest to Wandermere Estates Homeowners. The Facebook administrator offered to speak to anyone interested in joining the group. Information about the Facebook site can be found at Wandermere Estates Homeowners site.

11. Insofar as official records of past official WEHOA meetings are concerned, WEHOA Homeowners are encouraged to use the www.wandermereestatesHOA.com web site for viewing of official governance documents, WEHOA business records and periodic mandatory WEHOA Reserve Studies, among other documents of interest.

12. Some members complained about speeding. The speed limit on all WE Streets is 25 mph. Complaints regarding speeding should be directed to Ponderosa Property Management and must include date, time, description of vehicle and address of speeder, if possible. A reminder will be included in the Newsletter to all WEHOA members.

13. Individuals spoke up about areas that need weeding. Discussion turned to select lots and dumping, to include residual concrete from contractors' concrete mix trucks. A homeowner on Golf View Lane complained about the three buildable lots in that particular cul-de-sac. Two of the three lots on the south side of Golf View Lane and two on North Copper Canyon Lane are owned by the original Wandermere Estates developer, NOT a current homebuilder in WE. Lots in question 13518 and 13621 North Copper Canyon Lane and 13408 and 13420 North Golf View Lane. Update will be provided at the next General Meeting.

The President of our WEHOA Board previously spoke to the Developer and did so again on Thursday, July 29th, regarding the unsatisfactory state of maintenance of all four of the lots and "clean-up" requested. The owner of the 5th lot (13424 North Golf View Lane had also been formally requested to clean up brush cluttering his lot.

Follow-up action taken with both parties identified above included warning of impending action in accordance with governing documents if lots are not cleaned up immediately.

As a reminder, lot owners may place on their lots only material that can be used in future construction on their lots.

14. A request for names and email addresses for the Architecture Review Committee was made. That committee consists of the following: (1) Jerry Kostelecky, email: jerry.kostelecky@gmail.com; (2) David Lafferty, email: dslaff46@gmail.com; (3) Cheryl Paton, email: CAPATON@aol.com. Wayne Heintz, Board member at large, email: kingwoodite@yahoo.com, is the Board liaison to the ACC. This information will also be put in the upcoming Newsletter.

Wayne advised members of the procedure to present an application to the ARC:

- a) Heather provides appropriate forms to homeowner or builder
- b) Forms returned to Heather
- c) ARC reviews and then provides an advisory opinion to the WEHOA Board of directors for approval, denial or modifications are requested. Once the modifications are received by Heather, the process begins.
- d) The Board advises Heather of ARC/ARC decision. Heather advises homeowner/builder.

15. Ongoing WEHOA Board dialogue regarding potential future committees in WE include:
(1) Landscaping and Beautification; (2) Social and welcoming; and (3) Security. More on this subject will be contained in the forthcoming WE Newsletter.

16. Correction to status of home and buildable lots in WE. As of August 6th, there are 154 occupied homes, five under construction and 18 buildable lots.

17. The Board advised that the WEHOA members' first point of contact concerning any questions/concerns/violation reporting/etc. be directed to Heather at Ponderosa Management Company who will resolve any issue within her authorized scope of duties. She will contact the Board concerning any issue for which she requires direction. Heather's direct telephone number is 509/408-3926.

Regards,
Margie Warner
Secretary WEHOA