

## Community News - December 2016

- ❖ We have a new email address – [info@wedgwoodestates.com](mailto:info@wedgwoodestates.com) - please update your address book.
- ❖ Please visit our new website at – [www.wedgwoodestates.com](http://www.wedgwoodestates.com), for all newsletters, notices & upcoming events

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### EXCITING NEWS !!

- ❖ **Amenity Renovations** – The second phase of community renovations is almost finished. Fencing will be installed around the new tennis court shortly. In Spring 2017, both the tennis & basketball courts will be sport coated and striped for play. New tennis net/posts, and basketball nets/backboards will be installed. Spring 2017 will bring new recreation area fencing around the pool & clubhouse, pool deck repairs/resurfacing, and landscaping of the area. The recreation area will be fully renovated for spring opening.
- ❖ **Entrance Renovations** – Entrance renovations began the week of 10/10/16, and landscaping of the beds was wrapped up on 10/28/16. Entrance signs have been awarded, and are currently in the permitting phase with the township. The signs, and surrounding plantings will be placed in the spring after threat of snow is over.
- ❖ **Leaf Clean-Up** – WECA has contracted leaf cleanup community wide (both private and common areas), from beds, lawns, and storm drain grates. Leaf cleanup began the week of 10/31, last cleanup will be this Thursday, 12/22/16.

### NOTICES –

- ❖ **Email – IMPORTANT** – We have a large list of emails that have bounced back. Please send the office a quick email to let us know of contact changes, or complete the form on our website. We will be primarily using email to inform owners and residents of news and updates in the community. By the end of this year, we will no longer be sending notices or flyers by mail, and will begin 2017 by sending statements electronically.
- ❖ **Trash Cans – ALL CANS MUST BE MARKED WITH YOUR HOUSE NUMBER !! House number should be marked above the township registration number on the rear side of your can or the lids, with adhesive number stickers.** (unmarked cans will be ID'd, and offenders will be fined at \$25 PER CAN. **Deadline for marking cans is 12/14/16**
- ❖ **Auto Repairs & Inoperable Vehicles** - It is strictly prohibited to perform any vehicle maintenance in the courts or streets of the community. Any car leaking fluids must be repaired immediately. Oils & fluids will damage paved surfaces, and the violating owner/resident will be held liable for total restoration costs of the asphalt surfaces damaged. Property damage is a \$300 fine; PLUS the costs of restoration.
- ❖ **Architectural Work** – Any/all repairs, changes, alterations or modifications to the exterior of your home or property (roofing, siding, windows, shutters, paint, landscaping, etc), must be approved in writing by the WECA Board. Approval must be granted before work begins. Failure to obtain written approval, may result in removal and/or changes at owners expense, in addition to fines being applied. Required approval applies whether “replacing with like”, making changes to colors, renovating or adding landscaping.
- ❖ **Dues Payments** – Dues are due on the 1<sup>st</sup> of the month. Dues must be received prior to 5PM on the last BUSINESS day of the month, to avoid late fees & finance charges. If the last day of the month falls on a weekend, we must receive payment by 5PM on FRIDAY. ANY balance carried to the next month will result in a \$20 late fee being assessed, as well as finance charges at 6% APR. Accounts past due over 60 days will be submitted to District Court for civil suit. Suit fees begin at \$250, and will increase through the collection process. Final demands are mailed prior to court filing. Avoid the additional collection fees by paying your dues timely.
- ❖ **Lawn Areas & Private Yards** – Please keep your yards tidy at all times. Yard toys, bikes, etc. are to be removed and stored at the end of each day. No items are to be left in the lawn areas overnight.
- ❖ **Fine Schedule/Violations** – Due to repeat violations, and problematic residents, we feel the need to increase fines to deter repetitive issues. It is not fair to the homeowners that abide by the rules to have to deal with the violators' lack of respect for fellow residents and the community, and total disregard for damage to common or private property. Noise disturbances, fireworks, and criminal mischief offenses will NOT be tolerated, and no warning will be given. Fines were increased effective 9/1/16

- ❖ **Parking – There is no assigned parking in Wedgwood. MARKING OF SPACES IS PROHIBITED.** Any person marking parking spaces will be fined \$300 PLUS the cost of removal & restoration of pavement or curbing (\$350-400 ~).
- ❖ **Parking on Lawns & RV Parking –** There is absolutely no parking permitted on lawn areas, whether private or common. This includes automobiles, motorcycles, boats, campers and RVs. Recreational vehicles are to be stored offsite unless they are in a private DRIVEWAY, at the rear edge of the home. Owners who choose to park RV's in their driveways, must also be able to park their vehicles in their driveway as to not use overflow parking, or they must store their RV offsite.
- ❖ **Snow Removal & Parking – Snow removal guidelines, rules and regulations are posted on our website. Owners will NOT be permitted to park in the streets along the curb lines during snow events. Streets must be clear for large equipment to facilitate ease of snow removal, and to afford easy access for emergency vehicles. Violators will be fined and/or towed WITHOUT notice or warning. There will be no parking permitted on Nancy Ln unless in driveways or marked parking spaces. There will be no parking along the curb lines of Bianca Circle & Delphi Court, residents must park in their driveways or marked parking spaces only. Any motorcycles in the lots were to be removed by 12/1. Motorcycles will be ticketed, and if not removed within (7) days they will be hauled out by the towing company at the registered owner's expense.**
- ❖ **Trash & Recycling -** Trash and recycling cans are to be placed on **PAVED/CONCRETE** areas only; **NOT** on the grass; and must be returned to your home no later than the evening of trash pickup. Compliance will be enforced. **Fines are assessed at \$25 for first offense; and \$50 for every offense thereafter.**

### **NOTICE OF ONGOING PROPERTY INSPECTIONS –**

The Board of Directors is making a concerted effort to improve our community. All properties are being inspected, to assure compliance with the Rules and Regulations of the community. Please address any issues on your property in need of attention. **ANY/ALL WORK MUST BE APPROVED PRIOR TO COMMENCEMENT.** Failure to obtain written approval, may result in removal and/or changes at owners expense.

**We will be doing a full inspection of the community in April 2017, and will address the following items:**

- **Architectural Control** – siding, roofing, shutters, gutters, flashing, etc – in need of replacement or painting (colors must match/be complementary, and must be approved for use in the community). **ANY/ALL WORK MUST BE APPROVED PRIOR TO COMMENCEMENT.** Failure to obtain written approval, may result in removal and/or changes at owners expense.
- **Mold & Mildew** – homes must be power-washed to remove any mold and mildew from siding, roofs & overhangs
- **Landscaping** – Bushes, trees & hedges must be trimmed, and flowerbeds & gardens maintained at all times
- **Fences** – any fences that were installed without written approval must be removed (please refer to the Rules and Regulations of the community, that specifically list the **ONLY** areas permitted to have fences)
- **FireWalls** – All firewalls must be as originally constructed. Center firewalls of townhomes & quads are to be sided to match the unit. End firewalls, if brick, must be flashed, and flashing must be painted brown to BLEND with the brick. All firewalls are to be capped with metal caps and painted brown or black in harmony with the unit. It has been noticed that many units are replacing with unpainted flashing, have let wood rot, or have metal flashing and firewall caps missing. All units will be inspected in the spring to assure compliance.
- **Sheds** – Sheds must match the unit-siding, roof & trim. Sheds may not be elevated over 12" above grade level. All sheds will be reviewed for size, style, color and placement, and must be approved in writing by the HOA prior to placement, or risk being removed/replaced at owners expense.

**THANK YOU FOR YOUR PROMPT ATTENTION AND COOPERATION !!**