
NEWSLETTER

Woods On Seldom Seen – Phase III

SPRING & SUMMER ARE NICE - WEEDS AND TALL GRASS...NOT SO MUCH

It's always great when spring and warm weather arrive. The neighborhood looks great this time of year. Unfortunately, it also means we have to work a little more to keep it looking that way. Please keep that in mind as you enjoy the months of summer and fall.

Our neighborhood approved the amendment of our Deed and Covenants Restrictions (D&C's) in December of 2010. The D&C's define how property should be maintained, general restrictions on uses, and actions requiring approval and how to do it. It is important to maintain your lawn and landscaping for your enjoyment but also for that of your neighbors enjoyment and our property values. Listed below are a couple of resources that our neighbors have found helpful in maintaining their property. Also, if you have perennials that you are thinning and would like to share, please contact Cyndi Dawson and she will coordinate planting information. The D&C's can be found on the Association website. Please take the time to become familiar with the document.



SIGN REPLACEMENT PROJECT

Everyone is surely aware of the new signs throughout our neighborhood. Many thanks go out to the Architectural Review Committee (ARC) for their time and effort on this project.

The ARC members are: Andrew Barrett, Keith Conard, Jeff Gouhin, and Jerry Wallace. A special thanks to Jerry Wallace for his efforts in working with the folks at Morrison sign company to see this project through to completion.

A job well done!

MAILBOX STAIN

Stain for mailboxes in the neighborhood is available through the HOA. On request, enough stain will be provided to treat one mailbox. Please request stain by sending an email to:

Lickovid@gmail.com



TREASURER'S UPDATE

The WSSIII HOA continues to have great support from our members and we have been fortunate to experience consistent and predictable expenses over the last 10 years. This past year, we have managed to keep our expenses in line with prior years (adjusted for inflation) without incurring any significant expenses beyond our budget, and the approved expenditure for the sign replacement project. The 2012-2013 budget was voted on and approved at our HOA meeting in August 2012. The 2013-2014 (proposed) budget will be presented for approval at our upcoming HOA in August.

Last fall, our HOA approved spending a portion of our reserve capital to replace the signage in our neighborhood. This sign replacement project was undertaken by the Architectural Review Committee (ARC) and Board. This project came in on budget of approximately \$15,700 and was completed on schedule. This project was completed using our reserve capital without a special assessment.

Keeping with our disclosure policy, all financial statements (past and proposed) may be found under the "financial" tab on www.wssiii.com. The proposed budget for the 2013-2014 will be posted prior to our annual meeting which will be held in August 2013. Notice of that meeting will be forthcoming.

DUES

The HOA will continue our policy addressing collection of HOA dues. In accordance with the provisions of our Covenants and Restrictions, the HOA maintains a policy regarding the timely collection of HOA dues. In recent years, the ability to collect dues in a reasonable time frame from a few homeowners has become more challenging and time consuming. Please take a moment to review this policy which may be found in the next section of this newsletter. Our annual dues are expected to remain at \$275.

In the past year, the HOA did file a lien on one owner member after repeated requests for payment of 2011 & 2012 HOA dues. The HOA has been notified this property is in foreclosure.

As a courtesy for our new members to become familiar with our financial history, please review our previous newsletters on our website listed above. User ID: Buckeye Password: Simon

COMPLAINT & RULE ENFORCEMENT PROCEDURE

In order to affect an orderly process in the management of the association and to maintain the community, an enforcement procedure was adopted by the Board. The enforcement procedure covers all items contained in the Amended Declaration of Covenants and Restrictions. As we are a neighborhood community it is intended that

all efforts should be made to resolve any difficulties between owners/neighbors by the parties involved. If these efforts are unsuccessful, then the complaint procedure may be employed. Any owner may report a violation or infraction to a member of the Board by a written report of facts. These forms will be available on the website or from a Board member. Any verbal concern is welcomed; however owners must confirm their complaint in writing for action to be taken by the Association regarding the concern. At a minimum, complaints should include the information requested on the approved form, including the signature of the complaining lot owner. If the Board decides to take action, a First Notice of Violation letter will be sent to the lot owner requesting that the issue be appropriately resolved. If not timely resolved a Second and Third Notice may be sent or the Board may decide to seek legal intervention regarding the issue at any time. Regarding a violation, the lot owner may also be liable for assessments, costs and/or fines provided by the Declaration of Covenants and Restrictions.

- **60 Days from Date of Invoice or Assessment (30 Days Past Due):**

- E-mail and US Mail late notices will be sent by HOA.
- Notification of pending assessment of **\$25 late fee** at 60 days past due will be in late notice.

- **90 Days from Date of Invoice or Assessment (60 Days Past Due):**

- A **\$25 late fee** will be assessed to lot owner by invoice.
- Notification of possible further actions including interest charges and liens as provided for by Article X, Section 7 of our Amended and Revised Restrictions and Covenants will be included on late fee invoice.

- **180 Days from Date of Invoice or Assessment (150 Days Past Due):**

- The HOA may pursue other remedies in accordance with provisions in Article X, Section 7 of our Amended and Revised Restrictions and Covenants.

WSSIII ASSESSMENT COLLECTION POLICY

[Please refer to Article X, Section 7 of WSSIII Amended and Revised Restrictions and Covenants on WSSIII.com](#)

30 Days from Invoice or Assessment:

- The HOA to provide an e-mail notification indicating payment has not been received and is due. Acknowledgment of receipt of email will be requested.
 - Inquiry of special circumstances regarding **non-payment** will be made and documented.
 - Extension of payment due date may be given under special circumstances pending written/email request.
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NEIGHBOR FRIENDLY THANK YOU / REMINDER

We ask that dog walkers use bags to pick up leftovers and thank those who do.

THE ASSOCIATION DIRECTORS

The current directors are Will Aldrich, Dave Lickovitch, and Cyndi Dawson. John Newcomer serves at the Association Secretary and manages our website. Dave Lickovitch also serves as the Treasurer..