

# Wedgewood Estates Property Owner's Association

Jared Sigwarth, President  
Scott Steiner, Vice President  
Mike Donohue, Treasurer  
Steve Thompson, Secretary

Paul Dettmann, Board  
Ben Roush, Board  
Michele Engelken, Board  
Pete Soraparu, Board  
Jeremy Hawkins, Board

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## 2014 President's Report

Dear Wedgewood Estates Property Owners,

It continues to be my pleasure to serve for the past several years as your President. First, I want to thank all of the volunteer Board Members for their ongoing service, we have a great group of board members and their contributions to our association and the Asbury community is much appreciated. Special thanks to our outgoing Board Members Paul Dettmann and Michele Engelken. Special thanks also to Ron Stark, who has been a liaison between the Condominium Association and the Wedgewood Estates Board; and provides a great communication conduit between our two related organizations. Lastly, thank you to Jeremy Hawkins and The Meadows for hosting our Annual Meeting and Board meetings.

Our **Welcoming Committee** has been busy and continues to actively reach out to new residents with a welcome letter, a personal visit whenever possible, a small gift (\$10 gift card from Steve's ACE Hardware) and direction to our web-site at [www.wedgewoodestates.org](http://www.wedgewoodestates.org) to register for the e-mail distribution list (*very important as we send all Wedgewood related communication by e-mail; it is a private e-mail list that is not shared with 3<sup>rd</sup> parties and is used for Wedgewood-related communications only*). Thank you to Michele Engelken and Suzanne Bernardi for heading up the Welcoming Committee!!

**Feedback and Communication with the Board:** as most of you should know, we did a survey in October, which we will review in greater detail tonight. Many thanks to those of you that responded to the Survey request that was sent out. We received a total of 63 responses; and last week we shared a PDF document that summarized the feedback and the Board's responses to each comment. Our goal is to be representative of the needs of our neighborhood - from the survey results it appears that we are doing a fairly good job. As a reminder, all of our board meetings are open to any resident; dates are always posted on our web-site as well as past meeting minutes (big thanks to Rich Theobald for keeping our web-site updated). For your Board to be as effective as possible, it is important to receive feedback from Wedgewood residents - with your input and involvement, the board will make better and more informed decisions on your behalf.

**Capital Projects:** the Speed Control Sign project has generated a number of questions, which we have responded person to person, during our last Board meeting as well as our recent follow-up email communication with some additional information around the capabilities of the signs. Speed in our neighborhood has always been a problem, further heightened by our lack of sidewalks and curbs. The Board continues to try to be proactive in an attempt to prevent or minimize the risk of a tragedy relating to a known issue. After something bad happens, people always lament what could have/should have been - we are choosing to act.

It is our belief that the immediate feedback/awareness of the speed along with a positive reinforcement message will be effective long-term for both residents and others that drive through Wedgewood Estates. We will discuss the project in more detail later on the Agenda and welcome comments, questions or additional opinions on this topic.

**Covenant Review Committee:** we plan to form a committee to review our Protective Covenants again in 2015, this is an important document for all Wedgewood Estates residents and it is healthy to review from time to time. We have an agenda item later during this meeting where we will discuss in greater detail, the possible direction/theme of this covenant review from the Board's perspective are as follows:

- Covenant Violation Process, potential implementation of a fine system
- Revision of yard stake policy, discussion around setting a standard for the types of stakes that could be used (metal vs. plastic) and revision of temporary policy outside of the winter months
- Yard upkeep and maintenance. Covenant language: requirement for properties to "be maintained in such a manner as to prevent their becoming unsightly, unsanitary or a hazard to health".
- Architectural Review Committee process and violations (projects initiated without ARC approval)
- Other topics or suggestions for review by this committee??

*Reminder: we recommend reaching out to the Board if there are specific instances that you would like us research and possibly initiate our covenant violation procedure. The Board is not an inspection or enforcement entity; we respond to questions or complaints regarding potential covenant violations and are committed to responding after review of each situation as it relates to our protective covenants. Many issues are more appropriately governed by the City of Asbury vs. our Covenants; the Board has developed a consistent covenant response protocol that will be utilized regarding any violations.*

In closing, wanted to relay a few **'public service announcements'** regarding safety in Wedgewood Estates, as well as common covenant violation reminders:

Health & Safety:

- Speed is our #1 concern here, just a reminder to all residents to watch your speed and make a point of emphasis with guests and your children
- Visibility: with shorter and shorter days, wanted to encourage our walkers/runners to wear reflective clothing of some kind to prevent the possibility of accidents.
- Dogs: just a reminder that dogs must be on a leash or in a yard with invisible fencing; this is a common complaint of concerned parents and neighbors.
- Ticks: a number of people have reported their children or animals catching ticks in the common areas

Common Covenant / City Ordinance Issue:

- The #1 covenant violation/issue relates to the parking of trailers, campers and/or vehicles in driveways for extended periods of time. This is governed both by City of Asbury ordinance (items parked in driveways) as well as our Protective Covenants (items stored anywhere else on the property). Please, be a good neighbor and restrict parking of trailers, etc. to very short periods of time.

As always, please feel free to reach out to any Board member or myself with any questions, comments or suggestions and feel free to come to any of our upcoming Board meetings! Thanks!

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