

Wedgewood Estates Property Owner's Association

Jared Sigwarth, President
Pete Soraparu, Vice President
Shannon Gaherty, Treasurer
Steve Thompson, Secretary

Ben Roush, Board
Jeremy Hawkins, Board
Linda Niemann, Board
Rick Knapp, Board
Dale Lonning, Board

2015 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 past and present board members and their contributions to our association are much appreciated. Special thanks to our outgoing Board Members Pete Soraparu (will continue to serve on the Architectural Review Committee) and Ben Roush; as well as a very special thank you to Mike Donohue, who resigned from the Board mid-year but continues to sit on the ARC and provide ongoing resource to myself and the Board. Thank you!

Special thanks also to Ron Stark, Janice Even and Ken Buesing, who have been a liaison between the Condominium Association and the Wedgewood Estates Board over the past couple of years; this has provided much improved communication between our two related organizations. Lastly, thank you to Jeremy Hawkins and The Meadows and Asbury Eagles Club for hosting our Annual Meeting and Board meetings at no cost to the Association - much appreciated.

Last thank you goes to the Covenant Review Committee members, including: Angie Steffen; Janice Even; Mark Fassbinder; Pat Meehan; Dale Lonning and Linda Niemann. There were several lengthy meetings, some independent research performed and discussion/presentation of recommendations to the Board - greatly appreciate the contributions of the committee members

Quick introduction of your current Board members:

- President: Jared Sigwarth (Firestone Dr.) - has been on the Board for two terms and the past President since 2012 (3 years). I have been the Board Liaison to the City of Asbury and am currently the Architectural Review Committee/Covenant Review Committee chair
- Vice President: Pete Soraparu (Wedgewood Dr.) - Pete has been on the Board for one term and has been on the ARC
- Treasurer: Shannon Gaherty (Torrey Pines) - Shannon was a mid-term add to the Board and she filled Scott Steiner's vacancy; Shannon is on the City of Asbury Park Board and has provided valuable advocacy for Wedgewood Estates common areas in this position.
- Secretary: Steve Thompson (Wedgewood Dr.) - Steve has several Wedgewood Board tours of duty, including Past President. Steve's engineering background and insight into City governance has been invaluable in a number of areas over the years.
- Ben Roush (Torrey Pines) - Ben has been on the Board for (2) terms; Ben's contracting background has been invaluable and he lead the street sign project and installation
- Jeremy Hawkins (Wedgewood Dr.) - Jeremy is in his first term and provides outstanding connectivity to The Meadows and City of Asbury
- Linda Niemann (Palmer Dr.) - Linda is our sole Palmer Dr. representative and in her first term; Linda brought a ton of energy and ideas to the birdhouse project and is passionate about the common areas and pond.
- Rick Knapp (Torrey Pines) - Rick is in his first term and will be our lone CPA/Finance person on the Board with Mike and Pete's absence
- Dale Lonning (Wedgewood Dr.) - Dale is filling the vacated term of Mike Donohue; and was also integral in the Birdhouse project - to include the sourcing and construction of most of the bird houses at a significant reduced cost to the Association.

The focus of this Presidents Report will be around our Protective Covenants and proposed amendments. The Covenant Review Committee and Wedgewood Board wanted to very clearly communicate the reasoning behind the proposed change (which will be outlined in further detail later in this Annual Meeting) and to re-state the general guidelines and principles that were utilized in our review of the Covenants:

Covenant Review Committee Guidelines:

- **Main goals:**
 - ***Preservation of the Real Property Values;***
 - ***Assure that the aesthetic qualities of the Properties are maintained;***
 - ***that any improvements or changes in the Properties will be of good and attractive design and in harmony with the natural beauty of the area and other dwellings in the area;***
 - ***Assure that materials and workmanship of all improvements are of high quality and comparable to other improvements within the Properties.***

- **Historical Board Principles relating to the Protective Covenants:**
 - City Ordinance issues separate from Covenants. We have attempted not to duplicate items already restricted by City ordinances; and refer any such violations to the City of Asbury.
 - Board does not want to be the 'covenant police' - inspecting residences looking for violations
 - Board response to possible covenant violations is complaint driven; we ask anyone reporting a covenant violation to send a written complaint or request for the board to engage.
 - Board members do take on an added obligation to notice possible covenant violations and bring to the attention of the full board for discussion and action
 - Acknowledging the above; if there is no enforcement relating to covenant violations; then the actual covenant document is worthless. This was part of the purpose of establishing the legal fund, to be able to follow-up appropriately if there is a violation with the resources necessary.

It is very healthy for our covenants to be reviewed from time to time; the theme of this latest review is to ***clarify intent*** and to ***clean up*** the language - creating covenant language that can be more ***consistently enforced***.

As a natural result of this most recent covenant review process; in 2016 the Board will also take action to review and amend our current covenant violation process and procedures; with the goal of consistent identification, communication and, if needed, enforcement of known covenant violations. We will also look for measures to clarify the Architectural Review process, to include additional guidance around projects or property changes that require approval; the information required to review a proposed project and additional guidance around the ARC project submittal process. Each project that has been submitted for ARC review is reviewed by three people; setback distances if applicable are identified (most times requires follow-up with homeowners) and if anything is questionable the project is brought to the full Board. No doubt that the ARC function has evolved over time. When I built my house 10 years ago, Bob Neuwoehner eyeballed my plans for 15 seconds and said I was good to go. Under past Wedgewood Board Presidents/ARC Chairs we began to formalize the process a bit more; and in my more recent position as Wedgewood Board President and ARC Chair we have significantly enhanced and formalized our review and approval process. Was much needed; but notable that the review process has evolved significantly over time and is still a work in progress. We are certainly aware of other potential covenant violations throughout the neighborhood; in the majority of these situations there was nothing submitted to the ARC for review or approval (rear setback violations are the best example of this). The Board is committed to providing additional clarification around the covenants, ARC review process and enforcement in 2016 - and we are looking forward to receiving additional resident feedback at the Annual Meeting tonight.

In closing, would like to extend a continued invitation to all Wedgewood Residents to get involved in your Property Owner's Association. All meetings are open to Wedgewood residents; dates are posted on our web-site at www.wedgewoodestates.org. Please always feel free to reach out to myself or any of the Board members with any questions, comments or suggestions - or ideally, if you are interested in becoming more involved either at the Board level or on project committees.

Thanks!

Jared Sigwarth
Wedgewood Estates Property Owner's Association - Board President
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