

Wedgewood Estates Property Owner's Association

Jared Sigwarth, President
Rick Knapp, Vice President
Shannon Gaherty, Treasurer
Steve Thompson, Secretary

Jeremy Hawkins, Board
Linda Niemann, Board
Pat Ready Jr., Board
Janice Even, Board
Dale Lonning, Board

2016 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, and often go unnoticed. A note of thanks to our outgoing Board Member Shannon Gaherty; her involvement on the Asbury Park Board over the past few years has been valuable.

Would also like to send out a special thank you to Mike Donohue, he has served in various capacities on the Wedgewood Board for many years and he continues to be a resource to myself and the Board, as well as assist with preparation of our financial statements. Thanks Mike!

Special thanks also to Janice Even (current Wedgewood Board member) and Ken Buesing (Condo Association President), who have been liaisons between the Condominium Association and the Wedgewood Estates Board over the past several years; this has provided much improved communication between our two related organizations. Lastly, thank you to Jeremy Hawkins and The Meadows staff and Asbury Eagles Club for hosting our Annual Meeting and Board meetings at little or no cost to the Association - much appreciated.

Quick introduction of your current Board members:

- **President:** Jared Sigwarth (Firestone Dr.) - I am currently starting my third term on the Board and have been the President since 2012 (4 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:** Rick Knapp (Torrey Pines) - Rick is in his first term and is our lone CPA/Finance person on the Board with Mike Donohue and Pete Soraparu's absence.
- **Treasurer:** Shannon Gaherty (Torrey Pines) - Shannon was a mid-term addition to the Board as she filled a board 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.
- Jeremy Hawkins (Wedgewood Dr.) - Jeremy is finishing his first term and is up for reelection at this Annual Meeting. Jeremy provides outstanding connectivity between many Wedgewood Residents and The Meadows.
- Linda Niemann (Palmer Dr.) - Linda is currently 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.
- Janice Even (Spyglass Dr.) - Janice has been active in the Condo Assoc Board and is in her first term on the Wedgewood Board as our 1st Condo area representative (that I am aware)
- Dale Lonning (Wedgewood Dr.) - Dale is filling the vacated term of Mike Donohue and is up for reelection at this Annual Meeting. Dale was 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.
- Pat Ready Jr. (Wedgewood Dr.) - Pat also has several Wedgewood Board tours of duty, including past President; valuable historical perspective as well as Engineering background

The focus of the 2016 Presidents Report will be around enforcement and processes around our newly revised Protective Covenants. One final thank you to the Covenant Review Committee members, including: Angie Steffen; Janice Even; Mark Fassbinder; Pat Meehan; Dale Lonning and Linda Niemann. The revised Protective Covenants were finalized, voted on and approved (all provisions except for one recommended change) in 2016 and are now in force. Full copy of the current Protective covenants is posted on our website at www.wedgewoodstates.org.

It was/is very healthy for our covenants to be reviewed from time to time; the theme of these most recent covenant revisions was to *clarify intent* and to *clean up* the language - creating covenant language that can be more *consistently enforced*.

The latter portion around enforcement has been a topic of discussion at almost every Board meeting in 2016; and the Board has taken the following steps as we look to more consistently monitor and enforce our protective covenants:

- 1) Develop Architectural Review Committee project submittal form; and Frequently Asked Questions around the ARC project review process. This form and FAQ's will be posted on our web-site (www.wedgewoodstates.org) and represents the Board's attempt to make the ARC project review process easier and provide some guidance around types of projects that require ARC review vs. types of activities that do not require ARC review.
- 2) Maintain our 'complaint driven' covenant enforcement philosophy; but also incorporate an added Board member expectation to initiate covenant enforcement actions when a violation is noted by a Board member. The Board is unified in its position that we don't want to be the 'Covenant Police' and drive around looking for violations; but we acknowledge the added expectation to take action around visible violations of our Protective Covenants. The Board still has every expectation that any/all Wedgewood residents should reach out to the Board if you feel there is a Covenant Violation that you would like to report or have looked into - **this will still be the primary point of initiation for notification of covenant violations.**
- 3) Create Covenant Violation procedures to guide the Board level response to covenant violations. Pat Ready Jr. and Jeremy Hawkins will provide a brief overview of these procedures later in tonight's agenda

Just a reminder, that Covenant Violation Fines were approved in our revised covenants - the goal here is as a deterrent to not obtaining project approval from the ARC (\$250 fine) and as a covenant violation resolution strategy short of litigation (\$25 per day fine for ongoing violation not remedied within the stated period of time). Our Covenant Violation procedures are structured to provide clear notification of a potential violation with adequate time to resolve; any fines for ongoing violation will be levied for

Just a couple of final comments relating to the City of Asbury; we have worked hard to maintain very open communication with City Staff, the Mayor, City Council and other committees in any Wedgewood related discussions - I would like to publicly thank them for their efforts representing the City of Asbury and engaging with the Wedgewood Board over time. No doubt the Wedgewood Pond is top of mind for many of you; we will provide a status update later in tonight's agenda and the Wedgewood Board will continue our close engagement with the City of Asbury on this and other topic.

One message that the City of Asbury asked me to relay to Wedgewood residents is relating to the Common Areas. They have noted multiple incidents of dumping of yard waste throughout the Wedgewood Estates common areas. These actions are negatively impacting the health and beauty of our common areas, which we are trying hard to maintain and improve upon. As a reminder, our Common Areas are owned by the City of Asbury; and any/all regulations relating to yard waste disposal and dumping would be applicable.

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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