

Wedgewood Estates Property Owner's Association

Jared Sigwarth, President
Rick Knapp, Vice President
Angie Steffen, Treasurer
Steve Thompson, Secretary

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

2017 President's Report

Dear Wedgewood Estates Property Owners,

It continues to be my pleasure to serve for the past number of 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.

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. Thank you Mike!

Special thanks also to Janice Even (current Wedgewood Board member) and Ron Stark (Condo Association President), who have been liaisons between the Condominium Association and the Wedgewood Estates Board over the past several years; providing 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/Board meetings - much appreciated!

Quick introduction of your current Board members:

- **President:** Jared Sigwarth (Firestone Dr.) - I am currently in the middle of my third term on the Board and have been the President since 2012 (5 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 finishing his first term and is our lone CPA/Finance person on the Board. Rick is not running for an additional term; we thank him for his contributions these past 3 years.
- **Treasurer:** Angie Steffen (Palmer Dr.) - Angie is finishing her first year on the Board; she was very involved in our Covenant Review process prior to joining the Board.
- **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. Steve will not be running for an additional term - would like to acknowledge and thank Steve for all of his contributions over the years.
- Jeremy Hawkins (Wedgewood Dr.) - Jeremy started his second term last year and has been involved in our Covenant Committee. Jeremy provides outstanding connectivity between many Wedgewood Residents and The Meadows.
- Linda Niemann (Palmer Dr.) - Linda is finishing up her first term and is running for a second 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 started his second term last year. 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; and has been involved in our Covenant Committee. Pat brings a valuable historical perspective as well as Engineering background

The focus of the 2017 Presidents Report will be around a revised Assessment collection policy; reinforcing the Architectural Review Process as it relates to our covenants and seeking greater Wedgewood resident involvement.

In 2015/16 we reviewed and amended our Protective Covenants; 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**. Full copy of the current Protective covenants is posted on our website at www.wedgewoodstates.org.

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 non-compliance or failure to seek approval for a project.

The ARC is easy to work with - if you have any questions about a project needing approval, just ask!!

Assessment Collections:

This has been a source of ongoing frustration for the Wedgewood Board for many years. It is typical for the Board to be following up on unpaid collections well in to June/July, the last two years we had outstanding assessments until September/October. Collection of Assessments is one of the core duties of the Board and we are going to take steps to improve this situation.

The revised Assessment Collection policy that will be implemented for 2018 is as follows:

1. Assessment Due January 1;
2. Assessments are 'Past Due' after 3/1 (members voting rights suspended and interest charges begin to accrue) as prescribed in our Bylaws. A notice will go out to all members with outstanding Assessments due.
3. Past Due Follow-up: on 4/1; the board will identify in a communication to all Wedgewood residents the progress of Assessment collection and the identification of all members with past due assessments;
4. Final Past Due Notice: on 5/1 a second assessment collection update will be sent out to all Wedgewood residents with identification of all members with past due assessments; and collection activities to begin with associated costs added to assessment amount due.

In addition to the revised Assessment Collection policy; we are also going to try to make it easier to remit your Wedgewood Assessment on-line. Along with our Assessment Notice; we will provide instructions for you to pay the assessment utilizing your banks on-line bill payment function. Many of us pay almost all of our bills this way; we are hopeful that this will provide an easier payment process that can be easily repeated annually.

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. Interested in a Wedgewood Estates Annual Neighborhood Party - get involved and volunteer to lead the effort!!

There also opportunities to service on City of Asbury boards and/or committees (example, there are frequent Park Board openings and having a Wedgewood representative on any of these boards would be awesome!)

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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Architectural Review Committee Report:

2017 submitted project:

- There were (4) projects requesting formal approval, all were granted approval
 - Back-Yard landscaping, patio project
 - Driveway to rear of home
 - Solar Panel installation (approved with conditions and guidance)
 - Privacy screen
- There were a handful of projects that were communicated to the ARC that did not require formal approval (we welcome these communications); most common are removal/replacement of landscape materials with comparable/like kind and overall footprint. Included in this were some discussions around replacement of screens, windows etc. - our covenants allow for repair/replacement of all or any section of an existing structure utilizing materials the same or substantially the same in type, style and color to the original materials without advance ARC approval.

Common Areas/Trails/Pond Committee Report:

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 and we provided an update in the recent Fall Update communication.

We have been working with the City of Asbury to establish a project timetable, which we just received. All of this is tentative and subject to weather conditions or other unforeseeable delays - but the current Wedgewood Pond restoration project timeline is as follows:

- Initial site prep work, pond draining: 11/13-11/24
- Pond Grading/Dredging: 11/26-2/16/18
- Pond Reconstruction: 2/19-4/6/18
- Finish grading/seeding: 4/9-5/25/18

One additional note, the finish grading will allow for the installation of a concrete walking path and possibly a small parking area off of Doral. Funding for this portion of the project is not finalized; but could be funded through TIFF and potentially completed in the latter half of 2018.

Final topic relating to the greenspace; the Wedgewood Board is actively involved with the City's ongoing maintenance of our common areas. There are areas that need continue weed intervention; areas that need to be restored (including the area under the pond dam) and the goal to perform another common area burn in late 2018 or early 2019. There is ongoing work that will be done by the City's contractor relating to fallen tree removal as well.

The Wedgewood Board will continue our close engagement with the City of Asbury on this and other topics.

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.

Birdhouse Update: Lonning/Niemann