

# Wedgewood Estates Property Owner's Association

Jared Sigwarth, President  
Pat Ready, Jr., Vice President  
Angie Steffen, Treasurer  
Linda Niemann, Secretary

Jeremy Hawkins, Board  
Dale Lonning, Board  
Janice Even, Board  
Mike Burgess, Board  
Brandon Monroe, Board

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## 2018 President's Report

Dear Wedgewood Estates Property Owners Association Residents,

It continues to be my pleasure to serve for the past number of years as your Board 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. Also, a quick shout out to a few others who assisted the Board over the past year:

- Mike Donohue (Financial Statement preparation, historical perspective)
- Suzanne Bernardi (Welcoming Committee)
- Janice Even/Ron Stark (Liaisons to the Condo Association)
- Jeremy Hawkins and The Meadows Staff for hosting our Board and Annual meetings.
- Unknown Resident or City of Asbury-street sign repair specialist (Spyglass & Torrey Pines)

Thank you to all.

## 2018 was the year of the Wedgewood Pond!!!

I hope everyone within Wedgewood Estates shares the Board's enthusiasm for the newly restored Wedgewood Pond, within the newly named Wedgewood Preserve. It was a long process (close to 3 years) - but the end result is definitely worth it. Having the pond back is great from a visual perspective, maintaining/enhancing Wedgewood Estates property values and from an overall quality of life standpoint; but the really neat enhancement is the walking path around the pond. We have received universally positive feedback about this added amenity and tons of neighbors and their families are using the walking path every day. Fun to see.

Lots of thank you's to go around relating to the Wedgewood Pond restoration, starting with the City of Asbury City Council and staff. As a reminder, the restoration of the pond was completely funded by the City of Asbury Stormwater Funds and the walking path was funded through City of Asbury TIFF funds; with no funding contribution by Wedgewood Estates Property Owner's Association (other than our taxes of course). There was a great deal of dialogue and advocacy for the restoration of our pond by your Board members, as well as some prudent pushback from the City around the costs associated with this (close to \$300,000). The end result of this investment is an enhanced amenity for Wedgewood Estates and City of Asbury residents, that should last for generations and enhance the quality of life within Asbury.

Wanted to also provide a 'shout out' to our Wedgewood Estates 'alum' and MSA team member Nate Stevenson - who was the lead consultant for the City on this project. Great work Nate!!

We will continue to work with the City of Asbury to look for opportunities to further enhance this amenity. Our request for Greenspace/Enhancement Amenity fund usage this year is targeted towards several elements to 'finish' the Wedgewood Pond and also in some respects invest back into this amenity as a sign of appreciation and to maximize its benefit to Wedgewood Residents.

Last Pond related comment - we are working closely with the City of Asbury to partner with the DNR to stock our pond with fish. No promises yet, but stay tuned...

The Wedgewood Board and Covenant Compliance Committee continues to generate dialogue around covenant violations and corresponding notifications. We probably initiate 5-8 covenant violation notices annually; most frequently relating to signage in yards, property/yard maintenance or long-term RV/Boat/Trailer parking within Wedgewood Estates. There will be a report later this evening from the Covenant Violation Committee further outlining and reinforcing the Covenant Violation process and our philosophy. Of note, in 2018 we levied the first Covenant Violation Fines; which were incorporated as a remedy in our most recent covenant revision and is designed to be a deterrent to ongoing covenant violations and an alternative to legal action. The Board works hard to avoid any ongoing covenant violations, but recent situations have necessitated this measure.

Regarding our Protective Covenants and the role of our Association and Board from a bigger picture perspective; I wanted to address some undercurrents that the Board has been hearing about. Over the past year we have heard of discussions around the necessity of having an Association, a Board or even Protective Covenants; leading to discussion around a petition to dissolve our Association. Certainly understand this perspective in some respects, however I feel strongly that the fact that we have Protective Covenants that are managed and administered by an Association and Board was a key factor for many residents in choosing to live in Wedgewood Estates. The primary role of our Association is the governance around our protective covenants to maintain and preserve property values and ensure enjoyment by all members in our Association. The Annual Association dues are nominal (\$120 per year). The Board has frequently sought open and honest feedback from Wedgewood residents through our Annual Meetings, open Board meetings, online surveys and a general open door policy to approach myself or any Board member with any questions or concerns. I welcome anyone that questions this to attend any of our Board meetings; I know the Board would be happy to listen and discuss.

One other thing that I am certain of is that absent an active and organized association and Board, something like the Wedgewood Pond restoration would never have happened and we would be looking at a drainage ditch of some sort as opposed to a beautiful pond and walking path. We are one of the few Associations that has an active Association and Board; and I am proud of our track record of reasonable and common sense management of the Association.

Last item - I wanted to apologize for our failure to complete the speed limit sign addition and relocation project. Early in the year we prioritized our tree planting project; and once we turned our attention to the street sign project it took additional time to identify materials that were consistent with our existing signs/poles and coordinate a contractor to install. The responsibility for this falls completely on my shoulders, we will prioritize finishing this project next year as weather allows.

In closing, I 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](http://www.wedgewoodestates.org). 2019 dates will be set during our December 6<sup>th</sup> Board meeting (Meadows Lower Level at 6:30).

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

There are 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!

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#### REMINDER: Assessment Collections:

The revised Assessment Collection policy that was 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 have made it easier to remit your Wedgewood Assessment on-line. Along with our Assessment Notice; we 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.

Architectural Review Committee Report:

2018 submitted project:

- There were (8) projects requesting formal approval, all were granted approval
  - Remove/replace deck with larger foot print, move steps
  - Replacement of deck materials with composite decking, addition of stairs
  - Widening of driveway to full 3-car width all the way to the street
  - Enlarge existing landscape materials, add new landscaped areas/trees in side yard
  - Expand size and footprint of deck, new deck material
  - Planting new trees along west and north lot lines
  - Add concrete pad/basketball court to back yard within existing side/rear setbacks
  - Remove multiple trees from rear of home
- There was one project requesting approval that the ARC is waiting for additional information on to review/finalize decision.
- There were a few 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 discussion in the past were some discussions around replacement of screens, windows, siding, 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 Committee Report:

- Controlled burn of the Wedgewood Preserve common areas in April, 2018
- Ongoing maintenance performed by AES at the direction of City of Asbury (spot weed control chemical application and cutting)
- Ongoing maintenance of bird houses (require additional work and several replacements in 2019)