

Wedgewood Estates Property Owner's Association

Jared Sigwarth, President	Jeremy Hawkins, Board
Pat Ready, Jr., Vice President	Dale Lonning, Board
OPEN, Treasurer	Janice Even, Board
Linda Niemann, Secretary	Mike Burgess, Board
Keefe Gaherty, Board	Brandon Monroe, Board

2019 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, power-wash expert)
- Suzanne Bernardi/Mike Burgess (Welcoming Committee)
- Janice Even (Liaison to the Condo Association)
- Jeremy Hawkins and The Meadows Staff for hosting our Board and Annual meetings.
- Keefe Gaherty (street sign re-installation expert)

Thank you to all.

As I reviewed the President's Report from 2018, the theme was that 2018 was the year of the Wedgewood Pond! It was awesome to get the pond restored - throughout 2019 it was great to see the dramatically increased usage of the pond area of by way of the walking path, a key part of the pond restoration that the Wedgewood Board advocated for.

If you recall; at the 2018 Annual Meeting the Board sought authorization for usage of our Greenspace Enhancement/Amenity fund for ongoing improvements around the pond. The plan was (is) to add pathway lighting along the sidewalk; add a handful of trees and partner with the City of Asbury to add landscaping around the small parking lot off of Doral. The Board started to research pathway lighting options, began working with Wagner Nursery and identified a potential partnership opportunity with a local Eagle Scout candidate that has interest in making aspects of this part of his community project. Together we walked the area, created a site plan to include tree placement, dimensions of the parking lot landscaping and a plan to landscape around the benches. We attended (2) Park Board meetings where we discussed our plan and sought feedback from the City of Asbury. As we moved towards finalization, the City advised us that they did not want us to do this project in 2019 as they have a 'warranty' in place relating to the pond restoration and did not want any of the soil disturbed in order to maintain that warranty.

We plan to pick this project back up in the Spring for completion over the summer (warranty expires in June of 2020).

One final pond related comment, the city has been working with the DNR to stock the Wedgewood Pond with fish. This is a multi-step process; there were two fish stocks in 2019 and likely more in 2020 (and potentially annually). All DNR fishing regulations are applicable; nice added benefit of our Pond restoration!

I was delinquent in sending out a 'thank you' to the Wedgewood residents that helped with our Annual Earth Day clean-up; my sincere apologies. We had a great group and worked through the all of the Wedgewood Preserve areas and both sides of Asbury Road all the way to Seippel. Many thanks to the following families who helped out in one way or another: Monroe; Roush; Stevenson; Lange; Donahue; Burgess; Hiatt; Ellerbach; Osterhaus; Gigi Bernardi (& friend); Niemann; Wiese; Thompson; Sigwarth (apologies if I missed anyone!!). THANK YOU!



Special thanks to Mike Donohue for his power washing skills - the front Wedgewood Estates entry signs look MUCH better after removing years of dirt and mildew.



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. 2020 dates will be set during our December 5th 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 (actually an opening now - link to this is on the City of Asbury web-site) and having a Wedgewood representative on any of these boards would be awesome!). Quick thank you to Wedgewood residents that participate currently on the following Boards or Commissions:

- Cynthia Wiese - Asbury Park Board;
- Steve Thompson - Storm Water Utility Commission
- Mark Fassbinder - Planning & Zoning Commission
- Bob Bleile - Planning & Zoning Commission

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.

In Memoriam: I wanted to acknowledge that (2) of our Board members lost spouses in 2019 (Danielle Lonning (spouse of Dale Lonning) and Dan Even (spouse of Janice Even)); as well as the loss of several other Wedgewood residents. On behalf of the Board I want to personally extend our condolences and use this as a reminder of the important things in life - our family, friends and the relationships that we all develop with each other.

Thank you.

Jared Sigwarth
Wedgewood Estates Property Owner's Association - Board President
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Agenda Item: Capital Project - Architectural Review Committee Report

2019 ARC projects submitted:

- There were (7) projects requesting formal approval, all were granted approval:
 - Home/Garage Addition
 - Pool addition
 - Several back-yard patio projects
 - Couple of deck removal/replacement/reconfiguration projects
 - 4 seasons room addition
 - Landscaping projects involving landscaping walls

- There was one project (new home construction off of Palmer Dr.) 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.

Agenda Item: Wedgewood Preserve

- Ongoing maintenance performed by AES at the direction (and expense) of City of Asbury (spot weed control chemical application and cutting)
- Additional restoration needed around and below the Wedgewood Pond, will be a focus Spring 2020.
- The last controlled burn of the Wedgewood Preserve common areas was April, 2018; it is possible that another burn will be conducted Spring 2020, we will keep everyone updated accordingly
- Ongoing maintenance of bird houses (require ongoing work to clean houses of invasive birds and the need for replacements due to wind/vandalism)

Agenda Item: Covenant Compliance Committee

Regarding our Protective Covenants and the role of our Association and Board from a bigger picture perspective; we wanted to share/reinforce a few thoughts. 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 normally). 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 the President or any Board member with any questions or concerns. We welcome anyone with questions to attend any of our Board meetings; the Board would be happy to listen and discuss.

We are one of the few Associations that has an active Association and Board; and we are proud of our track record of reasonable and common sense management of the Association.

Agenda Item: Capital Project - Speed Limit Sign Project

Speed Limit Sign Project Update: this project is still open; to recap - the plan was to add (2) new speed limit signs further down Wedgewood and Palmer with speed limit signs facing both directions (reinforce the speed limit to those coming out of Wedgewood Estates); relocate the existing Wedgewood Dr. sign closer to Asbury road; and to add reflective tape or other visibility improvement feature to the existing signs. The new signs have been sourced; as we have been at the mercy of getting a contractor engaged and our project prioritized; with the extremely wet year everyone was/is backed up and unable to prioritize our project. Our project was always going to be a 'filler' job. Now, with the early cold snap; it is unlikely that we will get this installed yet in 2019. We were able to add some reflective tape around the existing signs (small improvement in visibility) and we would like feedback around adding flags? At our last Board meeting someone from the floor brought up the potential to add radar signs (similar to what is already on Asbury road); the Board considered this a few years ago and presented a project to install (2) within Wedgewood Estates - this was not approved by the membership. The cost of these signs has come down and this is something that we may consider in the future.

At the root of this project and ongoing discussion is the issue of Speeding within Wedgewood Estates. This is not a new issue for us or for most residential neighborhoods; and has been a recurring theme for many years. Taking this as another opportunity to reinforce good habits with our family members, guests, UPS/FedEx/Pizza delivery drivers, Contractors, etc.

Agenda Item: Special Meeting

Special Meeting - Thursday, December 5th at 6:30 (Meadows Lower Level)

Reminder of this Special Meeting; purpose of this meeting is to present a revision to our current Amended and Restated Declaration of Covenants and Restrictions; proposed language revision would allow for an accommodation for an outdoor kennel to be constructed for a K-9 officer.

The proposed amendment accomplishes several purposes:

- Narrow and specific allowance for a kennel, only relating to a K-9 officer and if an outdoor kennel is a requirement of such a role.
- Clear language that if the individual's K-9 services end, or if they sell their home - that the kennel would need to be removed.
- Reinforcement that any such kennel would require ARC approval, with emphasis given to reducing the visibility, ease of removal and making the appearance as consistent as possible with the home construction, color, material, etc.

The specific details of this proposed amendment were provided in the Special Meeting notice and attachment; just wanted to highlight a few items in this report:

- Any amendment to our Covenants requires 2/3 membership approval, or in our case 93 'yes' votes. A non-vote is the same as a 'no' vote; so we are encouraging all Wedgewood Estates residents to place your vote and make your voice heard on this topic.
- Your vote will be confidential
- Officer Brokens and his family has prepared a few fact sheets for distribution at the Annual Meeting and they have been talking to neighbors personally about the K-9 officer role and benefit to the community.
- Ballot instructions are provided on the Special Meeting notice and will be accepted any time - including in person on the date of the Special Meeting.

A quick summary of the facts leading up to this Special Meeting and proposed amendment:

- The Board became aware of the construction of a kennel in August; both from personally noticing this as well as a number of residents communicating with the Board.
- The Board received an email from the Brokens on 8/17/19 (after the kennel had been constructed) with an acknowledgement that they did not follow the proper project approval process and making us aware of their reasoning and need.
- The Covenant Compliance committee discussed the matter and determined that this presented a violation of the current covenants; we also sought legal guidance to make certain that there was not some protection or accommodation required in this situation.
- Learning that there was no exception or accommodation required; the Covenant Compliance committee presented the situation at our next Board meeting (October 3rd) and presented a draft of the Covenant Violation notice to be sent out. It is common practice for the Covenant Violation committee or Architectural Review committee to seek guidance from the Board in certain circumstances. The Board agreed that this was a violation of Covenants and directed the notice to be sent out (following day) with an invitation to attend next board mtg (10/10)
- There was another Board meeting on 10/10 where a number of residents and the Brokens family were present to discuss the topic; the result of this discussion was an action item to call a Special Meeting to present a proposed covenant revision to the Wedgewood residents for a vote. The Board agreed to a suspension of the Covenant enforcement action for 90 days (January 11, 2020)
- The board worked to develop draft language and have reviewed by counsel; we then presented to the Brokens prior to the calling of the Special Meeting, receiving their OK.