

# Wedgewood Estates Property Owner's Association

Jared Sigwarth, President  
Keefe Gaherty, Vice President  
Brandon Monroe, Treasurer  
Linda Niemann, Secretary

Jeremy Hawkins, Board  
Dale Lonning, Board  
Janice Even, Board  
Mike Burgess, Board  
Pat Ready, Jr., Board

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## 2020 President's Report

Dear Wedgewood Estates Property Owners Association Residents,

Well, it is safe to say that 2020 has been a bit of a crazy year - even as it relates to our members and Association. We have all adjusted to some new realities and the Wedgewood Board has been working to keep things moving on our end. Our Project Committees will report out on the progress of the Speed Limit sign project as well as our Wedgewood Pond pathway lighting/landscaping project. We have been working closely with the City of Asbury regarding the Wedgewood Pond and ongoing maintenance; including getting a fountain purchased, installed & operational (most of the time).

We have been working to resolve a long-term covenant issue regarding a now vacant home (resident passed away); we are close to having a real estate transaction take place and welcoming a new family in to this home (great news). The Architectural Review Committee continues to work with residents around home or landscaping improvement projects - some great ideas and new projects that took place or are in progress around Wedgewood Estates!! Close to a dozen projects were 'submitted' - but a handful did not actually require formal ARC approval (very minor landscaping projects or projects that are repair/replace with 'like kind' materials)

It continues to be my pleasure to serve for the past number of years as your Board President. We always like to start off with some gratitude for the Wedgewood Estates residents that contribute their time and energy to our association. First and foremost, I want to thank all of the volunteer Board Members (names in the header of this report) 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)
- Suzanne Bernardi/Mike Burgess (Welcoming Committee, Board Member)
- Janice Even (Board Member and Liaison to the Condo Association)
- Jeremy Hawkins and The Meadows Staff for hosting our Board and Annual meetings.
- Keefe Gaherty (Board Member and street sign repair and installation work)

Thank you to all!

As I reviewed the President's Reports from 2018 and 2019, a huge focus has been on the Wedgewood Pond. It was awesome to get the pond restored and it is great to see the dramatically increased usage of the pond area by way of the walking path, which was a key part of the pond restoration that the Wedgewood Board advocated for. This year we were focused on the Greenspace Enhancement/Amenity fund usage 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.

Lots of factors conspired against us this year and we have (obviously) not completed these installations. I made some comments on this topic in the Fall Update email communication, but a few additional comments:

- The City of Asbury did not allow for any dirt movement around the pond until 6/30/20 due to their warranty with the pond restoration contractor.
- This summer we worked to identify the proposed pathway lighting bollard and took steps to present to the Asbury Park Board and seek City of Asbury approval (received in October).
- We had a temporary installation of a couple of these bollards in order to seek resident input; based on some feedback the Board made the decision to amend the scope of the project and allow for increased spacing between the bollards (while providing flexibility to add additional bollards in the future)
- Once the final decisions on the lighting project were made, we have run into contractor delays these last several weeks. We were on track to have installed yet this fall, this timeline is slipping and likely not to occur
- Trees/Landscaping project was similarly delayed due to the City of Asbury limitation, preferred timing for tree planting (Spring) as well as back and forth feedback from the City around proposed tree planting locations, etc. We plan to partner with an Eagle Scout candidate for much of this; due to Covid he was also somewhat limited in his ability to field a 'crew' to complete this project.
- Bottom Line: The plan is close to being finalized and we expect installation/completion in Spring 2021. The Wedgewood Estates Property Owner's Association is a funding source for this project, as is the City of Asbury as well as separate funds sourced by the Eagle Scout candidate. This will really be a win/win/win project and we are excited to see this completed.



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). 2021 dates will be set during our December 3<sup>rd</sup> Board meeting (Meadows Lower Level or Zoom mtg (TBD) at 6:30).

There are also opportunities to service on City of Asbury boards and/or committees - we currently have several Wedgewood residents that sit on various boards and having a Wedgewood representative on these boards is extremely valuable. Quick thank you to Wedgewood residents that participate currently on the following City of Asbury Boards or Commissions:

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

Thank you.

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

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2020 ARC projects submitted:

- There were (7) projects requesting formal approval, all were granted approval:
  - (2) Home/Garage Addition projects
  - Several back-yard deck/patio projects
  - Couple of deck removal/replacement/reconfiguration projects
  
- 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, decking, 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: Covenant Compliance Committee

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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 strive very hard to consistently responds to covenant violation concerns. Summary of the most common/frequent covenant concerns:

- Trailer parking on driveway or on lot for more than 2 days
- Landscaping/Yard Maintenance concerns
- Nuisance issues (noise—dog barking; dogs not restrained on a leash or electric fence)

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.