

Wedgewood Estates Property Owner's Association

Jared Sigwarth, President
Keefe Gaherty, Vice President
Brandon Monroe, Treasurer
Dale Lonning, Secretary

Jeremy Hawkins, Board
Linda Niemann, Board
Janice Even, Board
Mike Burgess, Board
Pat Ready, Jr., Board

2021 President's Report

Dear Wedgewood Estates Property Owners Association Residents,

It has been another busy year in Wedgewood Estates!! We have welcomed a number of new neighbors, made significant improvements to the Wedgewood Pond area, addressed some ongoing maintenance issues, came together as neighbors to clean-up the Wedgewood Preserve and more. Our Project Committees will report out on the details on each of these and more, as we look to keep the membership updated on the happenings throughout Wedgewood Estates.

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 individuals for their specific contributions over the past year:

- Brandon Monroe (Treasurer, manages all Assessments and Financial Statement preparation, Brandon is a Board member)
- Mike & Christa Burgess (Welcoming Committee, Mike is a Board member)
- Jeremy Hawkins and The Meadows Staff for hosting our Board meetings and this annual meeting (Jeremy is a Board member)
- Rich Theobald (webmaster, keeps our web-site updated with meeting minutes and other information, will be helping us with a transition to a new web-site/email service)
- Janice Even (Board Member and Liaison to the Condo Association)
- Keefe Gaherty (Board Member and street sign repair and installation work)
- Architectural Review Committee (Steve Thompson and Jeff Hiatt)
- Wedgewood Preserve Clean-Up Crew!!!! (good looking group below)



--Thank you to all!!

As I reviewed the President's Reports from past years, a huge focus has been on the Wedgewood Pond (and the greater Wedgewood Preserve). Having our Pond fully restored was a big improvement to Wedgewood Estates and we continue to see 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 strongly advocated for. This past year we were focused on the Greenspace Enhancement/Amenity fund usage for ongoing improvements around the pond. The plan was to add pathway lighting along the sidewalk; add a handful of trees and partner with the City of Asbury and an Eagle Scout Candidate (Johnathan O'Brien; grandson of Janice Even) to add landscaping around the parking lot off of Doral. I think the results speak for themselves!!



We continue to work closely with the City of Asbury regarding ongoing maintenance of Wedgwood Preserve and the pond. Spring 2021 the City and AES conducted another controlled burn of Wedgwood Preserve, which is the best periodic maintenance for these native grass areas. The City worked through a warranty/repair of our fountain and this has been operable the entire summer, this was another great addition to the Pond for both beauty and overall health of the pond.



We made progress on the speed limit sign project, installing additional 'dual-sided' signs on Torrey Pines (just west of Wedgewood Dr. intersection) - we still need to have the additional sign installed on Palmer Dr. We are looking into a maintenance project next year to re-paint several of our existing signs/bases - several are faded and in need of some TLC; target completion in 2022.

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, including our first roof solar installation. Close to a dozen projects are typically 'submitted' over the course of a year - but a handful typically do not require formal ARC approval (very minor landscaping projects or projects that are repair/replace with 'like kind' materials). The ARC works to respond to any inquiries quickly and would greatly prefer reaching out to us prior to a project vs. running into any issues after the fact.

The Wedgwood Board is recommending formation of a Covenant Review Committee in 2022 to review our existing covenants and make recommendations to present changes to the membership at the 2022 Annual Meeting (next November). We last reviewed/amended our covenants in 2016 and the ARC and Board have identified several areas of possible improvement/amendments needed. Will share more details of the goals and proposed process later in the agenda.

Looking forward towards 2022 - we are not proposing any Capital Projects or proposed usage of the Greenspace Enhancement/Amenity Fund. In addition to the proposed Covenant Review Committee formation, we will be working on improving our web-site (no longer able to make edits) with the goal of making this more user-friendly and to make more information available to Wedgewood Estates residents (calendar, ARC form & FAQ's, past meeting minutes, project info, email registry and more)

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. 2022 dates will be set during our December 2nd Board meeting (Meadows Lower Level 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 (apologize if I have missed anyone):

- Cynthia Wiese - Asbury Park Board
- Karah Spahn - Asbury Park Board
- Steve Thompson - Storm Water Utility Commission
- Bob Bleile - Planning & Zoning Commission
- Ben Roush - Zoning Board of Adjustment
- Shout-out to Wedgewood Estates resident Matt Davidon (Palmer Dr.) for running for Asbury City Council at this most recent election. Would be great to have direct representation from our neighborhood on Asbury City Council!!

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!

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

2021 ARC projects submitted:

- There were a number of projects requesting formal approval, all were granted approval:
 - Concrete/Patio projects
 - Home Addition projects
 - Several back-yard deck/patio projects, new swingsets, utility screens, etc.
 - Couple of deck removal/replacement/reconfiguration projects
 - Rooftop Solar project
 - (2) Pool inquiries (no formal ARC requests)

- 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 past years were discussions around replacement of screens, windows, siding, decking, roofing, 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

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 respond 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 (ongoing, will look to reinforce this issue in early 2022 as there are several properties that residents have expressed concern about)
- Signs in Yards (reminder, only allowable signs are 'for sale' signs or signs relating to health & safety (invisible fence, home security, lawn chemical application), which are limited to one-foot square and are to be located within 10 ft. of any entrance to the Dwelling unit. No contractor advertising signs, political signs or any other signs are allowed.
- Nuisance issues (noise—dog barking; dogs not restrained on a leash or electric fence)
We have had a number of dog restraint issues over this past year and want to reinforce this issue both from a City Ordinance as well as a Wedgewood Estates covenant perspective. There have been dog biting incidents over the years and no resident walking along our roadways should feel threatened by an unrestrained dog. Please

Just a reminder, that Covenant Violation Fines were approved in our most recently 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.

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: Covenant Review Committee

The Wedgwood Board is recommending formation of a Covenant Review Committee in 2022 to review our existing covenants and make recommendations to present changes to the membership at the 2022 Annual Meeting (next November). We last reviewed/amended our covenants in 2016 and the ARC and Board have identified several areas of possible improvement/amendments needed. Following are the proposed guidelines for this committee:

Covenant Review Committee Guidelines:

- Main goals:
 - Preservation of the Real Property Values;
 - Assure that the aesthetic qualities of the Properties are maintained;
 - that any improvements or changes in the Properties will be of good and attractive design and in harmony with the natural beauty of the area and other dwellings in the area;
 - Assure that materials and workmanship of all improvements are of high quality and comparable to other improvements within the Properties.

- Historical Board Principles relating to the Protective Covenants:
 - City Ordinance issues separate from Covenants. We have attempted not to duplicate items already restricted by City ordinances; and refer any such violations to the City of Asbury.
 - Board does not want to be the 'covenant police' - inspecting residences looking for violations
 - Board response to possible covenant violations is complaint driven; we ask anyone reporting a covenant violation to send a written complaint or request for the board to engage.
 - Board members do take on an added obligation to notice possible covenant violations and bring to the attention of the full board for discussion and action
 - Acknowledging the above; if there is no enforcement relating to covenant violations; then the actual covenant document is worthless. This was part of the purpose of establishing the legal fund as well as the institution of covenant violation fines (deterrent intended to avert/avoid the need for the legal fund)

It is very healthy for our covenants to be reviewed from time to time; the theme of this proposed review is to clarify intent and to clean up the language - creating covenant language that can be consistently enforced.