

Wedgewood Estates Property Owner's Association

Jared Sigwarth, President
Pat Ready, Jr., Vice President
Brandon Monroe, Treasurer
Dale Lonning, Secretary

Jeremy Hawkins, Board
Linda Niemann, Board
Janice Even, Board
Mike Burgess, Board
Tim Leonard, Board

2023 President's Report

Dear Wedgewood Estates Property Owners Association Residents,

It has been another busy year in Wedgewood Estates!! We continued to welcome new neighbors at higher than historical rates and the Board continued to work on ongoing maintenance activities with much needed repainting of our street signs and ongoing improvements to the Wedgewood Preserve. Our neighbors came together again to clean-up the Wedgewood Preserve and we enjoyed our 2nd annual Wedgewood Estates block party in August. We 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 throughout this past year.

It continues to be my pleasure to serve 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)
- Dale Lonning (Secretary, assists with all meeting minutes/ballots and is a Board member)
- Jeremy Hawkins and The Meadows Staff for hosting our Board meetings and our annual meetings - great to have this year's Annual meeting at the newly renovated Meadows clubhouse! (Jeremy is a Board member)
- Janice Even (Board Member and Liaison to the Condo Association)
- Jim Theisen (Condo Association President, has participated in most of our Board meetings)
- Tim Leonard (Board Member; led our street sign maintenance work in 2023)
- Architectural Review Committee (Steve Thompson and Jeff Hiatt)
- Wedgewood Preserve Clean-Up Crew!!!! (no pics of the crew, but another big haul!)



--Thank you to all!!

We look forward to welcoming (2) new Board members this year - with gratitude to departing Board Members Linda Niemann and Mike Burgess (both multiple-term Board members). It is healthy to have Board turnover to provide fresh ideas and energy; we also like to have representation from all areas of Wedgewood Estates. I have had good discussions with both Board Nominees up for election at the Annual Meeting - we are maintaining representation on Palmer Dr. and Torrey Pines (Phase 6) and are looking forward to their contributions.

As I reviewed the President's Reports and our Board discussions from past years, a huge focus has been on the Wedgewood Pond and the greater Wedgewood Preserve - with the pond restoration, new sidewalk and pathway lighting, addition of the Doral Dr. parking lot and the Eagle Scout project with landscaping and tree plantings and much more. We have continued these efforts in 2023 with some much-needed maintenance on our street signs (see before & after pic below!). We continue to make certain that the Wedgewood Preserve is maintained at a high level by the City of Asbury and we are looking to add a few trees North of Doral (generally replacement of lost trees).



This year we again had a Wedgewood Estates block party - the weather was much better (cooler) this year and we had another good turnout. Huge thank you to Linda Niemann (Board Member) for coordinating this and to all of the Wedgewood residents and their families that turned out for the block party. Sharing some pictures below, was a good time and we look forward to continuing this as an annual event and growing participation.



Block Party - continued



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 are typically 'submitted' over the course of a year - but several submitted projects do not require formal ARC approval (very minor landscaping projects or projects that are repair/replacement with substantially the same in type, style and color to the original materials). The nature of the project request over the past several years evolves - we are seeing ongoing backyard improvements as well as some repair/replacement/improvements/additions to existing structures.

We welcome any questions about a project and whether or not your project requires approval - the ARC works to respond to any inquiries quickly and would greatly prefer residents reaching out to us prior to a project vs. running into any issues after the fact.

2023 ARC projects submitted:

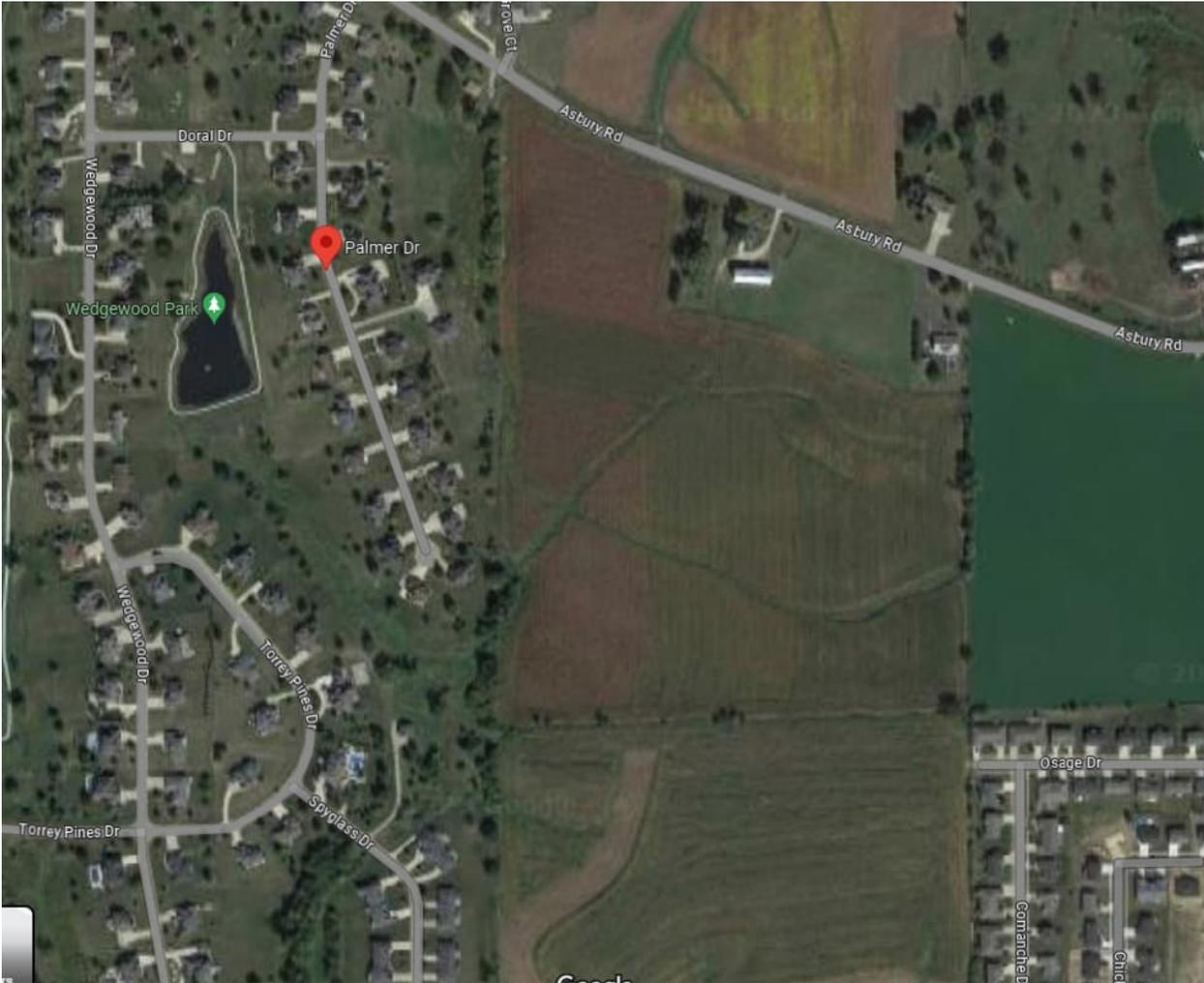
- There were a number of projects requesting formal approval, all were granted approval:
 - (2) new Pools and associated fence
 - 3-seasons porch conversion to 4-seasons w/ windows
 - Siding replacement project (change in material/color)
 - Landscaping/retaining wall plans associated w/ new construction
 - Replacement of deck/railing with different materials (2)
 - Backyard patio/concrete work and associated landscaping
 - 3 to 4 projects submitted that do not require formal approval

Looking forward towards 2024 - we are not proposing any Capital Projects or proposed usage of the Greenspace Enhancement/Amenity Fund. Much of our focus will be in the following areas:

- Finalize improvements our website (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)
- Ongoing advocacy for Wedgewood Preserve improvements. Notably, there is discussion around connecting Wedgewood Estates to Arrowhead subdivision through an easement to the East of the wellhouse structure. This would include a connecting trail as well as the potential for further hard surfacing of Wedgewood trails (possibly connecting to the pond sidewalk). Discussions are on going at the Park Board level around the scope of this project, prioritization and funding; we are working with the City of Asbury to advocate for this project. In additional, we are advocating for an improvement/addition of a hard surfaced trail connecting Wedgewood Dr. to The Meadows parking lot - you might have noticed the two-track trail that is unsightly. More to come on details, timing of the above projects and if Wedgewood Estates might need to provide funding for a portion of any of these improvements. Please reach out to myself or any Board members with any questions, thoughts, ideas or suggestions?



Possible trail connection to Arrowhead:



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; Board meeting dates will be shared with the Wedgewood membership and eventually posted on our new web-site at www.wedgewoodestates.org. 2024 dates will be set during our December 7th Board meeting (Meadows upper level, start time at 6:30) and shared with the membership.

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
- Jayme Ironside - Planning & Zoning Commission
- Ben Roush - Zoning Board of Adjustment
- *We just need someone on City Council now!!*

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: 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:

- Boat/Trailer, golf cart parking on driveway or on lot for more than 2 days
- Landscaping/Yard Maintenance concerns (*ongoing, continue to reinforce these issues 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 continue to have dog restraint issues over the past couple of years 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.

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 recommended the formation of a Covenant Review Committee in late 2022 to review our existing covenants and make recommendations to present changes to the membership. We last reviewed/amended our covenants in 2016 and the ARC and Board have identified several areas of possible improvement/amendments needed. This Covenant Review Committee met in 2022, however has not yet made its formal recommendation to the Board for consideration of any changes by the membership. This is a tricky process and takes time, to include a legal review of existing and proposed language. Working with the ARC/Covenant Review Committee, we plan to continue this work in 2024 and determine if we have a recommendation for amendment to bring to the membership in the future.

Topics of discussion and potential areas of recommended Covenant changes (looking for feedback):

- Dialogue around covenant language as respects a variety of outside improvements:
 - Privacy Fence/Screens - allowable? (we have historically not considered a small privacy screen as a fence, but looking to clarify language/limitations)
 - Trellis/Pergola - how to define as structure and clarify any limitations?
 - Pools - clarification around intent of below ground vs. above ground; possible requirement to conceal pool equipment
 - Raised planting beds - clarification as allowable (no concerns)
- Clarification around Maintenance of Lots and Dwelling units (lawn/weed control; maintaining landscape beds, establishing some sort of definable standard, etc.)
- Review/clarify language around storage of items in driveway or yard. Trailers, vehicles, RV's, golf carts, other large items, etc.
- Review/Clarify language around temporary structures and intent
- Discussion: any restrictive language relating to VRBO/AirBnB?
- Several small language clarifications:
 - New Construction - increase minimum square footage requirements? (current requirements are quite low, intended to preserve existing property values fully knowing only a few buildable lots yet)
 - Clarification of roof pitch language
 - Road Markers - extend timeline for these to mid-March or April 1st?
- Other areas of discussion that likely not taking any action on:
 - Privacy language around drone usage (relatively new/evolving concern)
 - Limitation of parking vehicles in driveways (not a major issue, hard to enforce, reality for many families where this is needed)
 - Off-street parking limitations (City of Asbury issue, not a Covenant issue)

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*.