

Wedgewood Estates Property Owner's Association

Jared Sigwarth, President
Pat Ready, Jr., Vice President
Brandon Monroe, Treasurer
David Clarke, Secretary

Jeremy Hawkins, Board
Janice Even, Board
Tim Leonard, Board
Ursula Livermore, Board
Ken Offerman, Board

2024 President's Report

Dear Wedgewood Estates Property Owners Association Residents,

Another year has passed, hope that this communication finds all of you well and preparing for a possible cold and snowy winter. For Wedgewood Estates, 2024 has been another year of incremental change and improvement. We welcomed a number of new residents, new board members and have continued to advocate for and make incremental improvements in our neighborhood. A few highlights:

- Installation of a new cart path connecting Wedgewood Dr. and The Meadows parking lot
- Ongoing Wedgewood Preserve maintenance and a controlled burn this spring
- Completed installation of the 2-way Speed Limit sign on Palmer Dr.
- Annual Wedgewood Preserve clean-up day in April.
- Wedgewood Block Party in September.
- Quarterly update communications as we look to keep the membership updated on the happenings throughout Wedgewood Estates throughout the year.



BEFORE



AFTER



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)
- Dave Clarke (Secretary, assists with all meeting minutes/ballots and is a Board member)
- Mike & Christa Burgess (Welcoming Committee)
- Jim Theisen (Condo Association President). Jim passed away earlier this year. Jim served both the Condo association and also worked as a liaison to the Wedgewood Board for many years, I greatly appreciated his involvement in our Board and desire to bring the Spyglass/Wedgewood Associations closer together. He will be missed. Rest in Peace.
- Mike Dolan (new Condo Association President, Mike has been involved and participated in many Board meetings over the years as well, look forward to continuing the connectivity between these two Boards/Associations)
- Tim Leonard (Board Member; led our street sign maintenance work in 2023 and finished the Speed Limit sign project in 2024)
- Architectural Review Committee (Steve Thompson and Jeff Hiatt), appreciate their dialogue and perspectives over the past several years as we work through ARC projects.
- Wedgewood Preserve Clean-Up Crew!!!! We had a good turnout on the day of the clean up and several other families worked on sections near their homes in the days leading up to our official clean-up day, much appreciate to all who contributed!
- Jeremy Hawkins and The Meadows Staff for hosting our Board meetings and our annual meetings at the recently renovated Meadows clubhouse! (Jeremy is a Board member)

--Thank you to all!!

We look forward to welcoming (1) new Board member for 2025, in addition to welcoming Ken Offerman to the Board (filled Dale Lonning's Board seat) this past year. Wanted to share our gratitude to departing Board Member Pat Ready, Jr. Pat has been on the Wedgewood Board in one way or another for most of the past 20+ years and served as Board President on a couple of occasions. Pat also co-chairs the Covenant Violation Committee and has always brought solid perspective and advice to the Board. Pat was also involved in an advisory capacity for the Meadows reconstruction project and I'm sure a handful of other contributions that I have missed. Pat has always answered the call when needed, I appreciate his contributions and friendship.

I also want to acknowledge the passing of Dale Lonning, former Board member. Dale passed away not long after last year's Annual Meeting, he was contributing to the Board right up to the end of his health battle. Dale was known to have an opinion or two, for many years he shared those opinions with me (and others) at Board/Annual meetings or via email; I remember suggesting to him that he serve on the Board and get a closer look at the process and more direct access/influence to the decision making process. He agreed a number of years ago and served at least two Board terms, contributing as the Secretary as well. I always appreciated Dale's perspective as a concerned resident, having him more directly involved was good for the Board (and I think for Dale as well). Rest in Peace.

We encourage Wedgewood Residents to serve on the Board for a term (or more!) - this provides some great perspective both for the individual and the Board; it is healthy to have Board turnover to provide fresh ideas and energy and we very much encourage representation from all areas of Wedgewood Estates.

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.

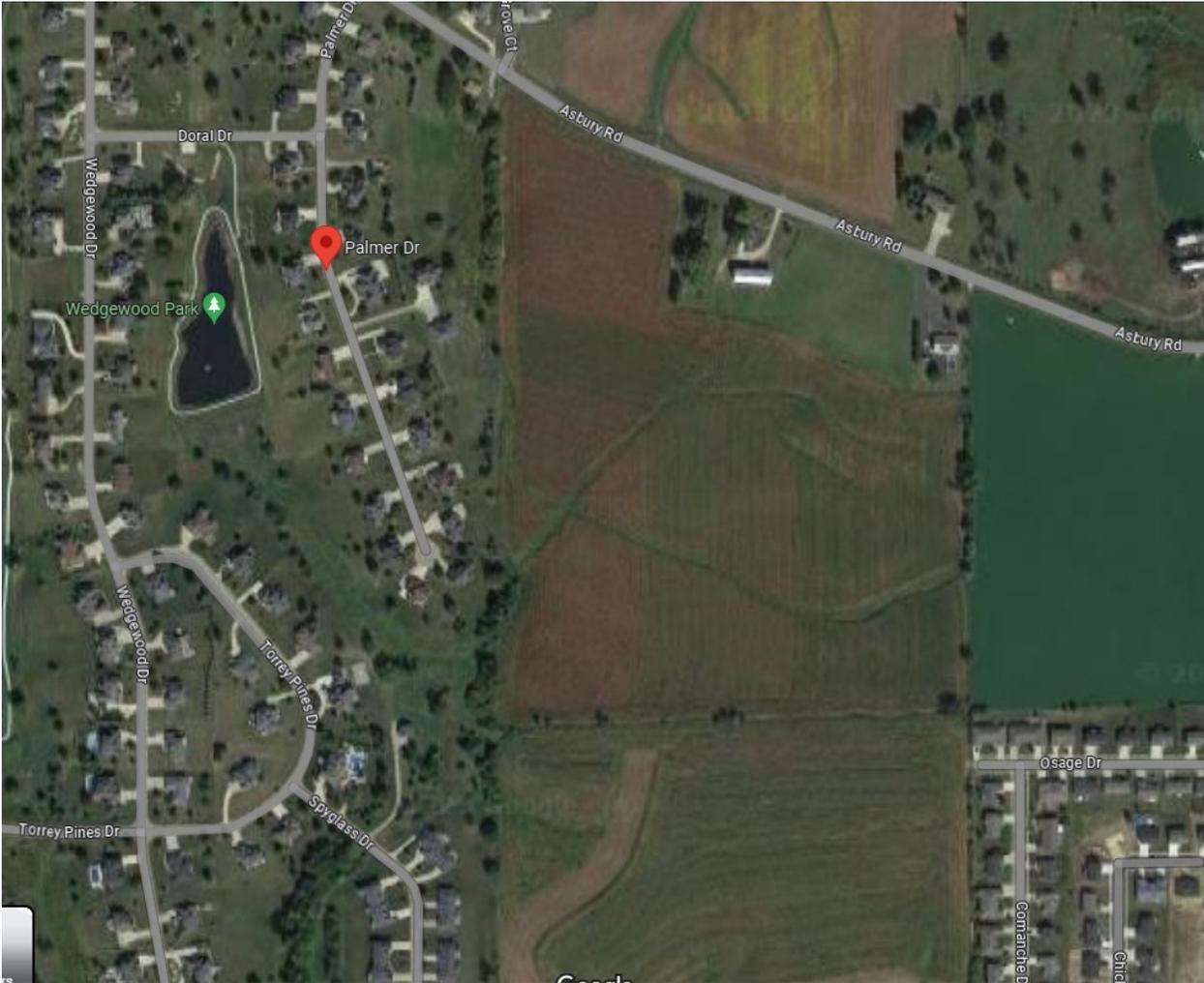
2024 ARC projects submitted:

- There were a number of projects requesting formal approval, all were granted approval:
 - Door/Window relocation/replacements
 - Driveway connection to back yard
 - New Pool and associated fence
 - Deck replacement/resizing, new materials, different colors
 - New siding/different color or material
 - Concrete patio projects
 - 3 to 4 projects submitted that did not require formal approval

Looking forward towards 2025 - 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:

- New Venmo option - this will be directly linked to our Wedgewood Estates accounts, makes for an easy option both for payment and administration.
- Launching a new website (no longer able to make edits to current site) 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 registration and more).
- Wedgewood Estates - email clean-up project. We have been reaching out to many residents where we have an email coming back undeliverable, OR we only have one email on file for the family. We want to make certain that residents are receiving our communications (important as we do not mail anything, including Assessment details) and are looking to make certain that there is some redundancy. We have cleaned this up greatly the past several weeks (thank you to those who have responded) and will work on additional outreach where we only have a single email address on file.
- Ongoing maintenance activities, we have several new trees coming from Wagner Nursery to replace several trees that died along with a couple new placements.
- Ongoing advocacy for Wedgewood Preserve improvements. We will be conducting a walk-through this Spring to assess and plan to address the woody bush invasion in many areas of Wedgewood Preserve. We also plan to continue the dialogue around connecting Wedgewood Estates to Arrowhead subdivision through an easement to the East of the wellhouse structure. Note that this has hit some issues with land access/easements; we were looking to specifically advocate for a connecting trail as well as the potential for further hard surfacing of Wedgewood trails (possibly connecting to the pond sidewalk) - see GoogleMaps image on the following page of the area in discussion. We will continue working with the City of Asbury to advocate for this project or other possible trail related projects.
- Please reach out to myself or any Board members with any questions, thoughts, ideas or suggestions?

Possible trail connection to Arrowhead:



City of Asbury:

We lean into the City for a variety of items and support. They are responsible for general maintenance of Wedgewood Preserve for instance and we have partnered closely with the City around our pond reconstruction project, the pond fountain installation/maintenance, the addition of the sidewalk around the pond and recently on the trail connection to Meadows parking lot. The City has been a solid partner and we appreciate their stewardship of Wedgewood Preserve.

The City also comes to our Board from time to time with requests or messaging for Wedgewood Estates/Asbury residents. This year, they have asked me to share the following:

- **Snow Removal:** our streets are fairly narrow, they ask we refrain from any on-street parking during any snow/ice events (when plows are active) and to pay attention to any 'snow emergency' announcements that might be made.
- **Yard Waste Disposal:** ongoing concern about disposing of yard (and other) waste within Wedgewood Preserve. This includes grass clippings, yard waste, potted plants and the like. This hinders the ongoing maintenance of the Wedgewood Preserve - the City has yard waste disposal bags/tags available for this (Note that Asbury residents receive 24 free yard waste tags each year!! These can be picked up at Asbury City Hall)
- The City also has a **recycling drop box** for Small Electronics (power cords, laptops, tablets, phones, etc.) at City Hall that can be utilized for recycling small electronics. I recently learned of this and have already used several times.

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. 2025 Board Meeting dates will be set during our December 5th 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
(had served for several years, but recently moved out of the City)
- 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 - general commentary

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 (on hold, sharing for awareness)

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 did not get to the point of making 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 may look continue this work in 2025 or in the future; to determine if we have a recommendation for amendment to bring to the membership in the future. As you review the following information, if you are passionate about any of the potential changes or other possible amendments NOT on the list below, please reach out to myself or attend a future Board meeting, we would love to hear from you.

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***.