

# Wedgewood Estates Property Owner's Association

Jared Sigwarth, President  
Jeremy Hawkins, Vice President  
Brandon Monroe, Treasurer  
David Clarke, Secretary

Stephanie Kumor, Board  
Janice Even, Board  
Tim Leonard, Board  
Ursula Livermore, Board  
Ken Offerman, Board

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## 2025 President's Report

Dear Wedgewood Estates Property Owners Association Residents,

Hope that this communication finds all of you well and looking forward to the upcoming holiday season. Hard to tell if this year has been quiet or busy? On one end of the spectrum, we hope that the governance of our association is 'quiet' - meaning no issues/concerns, no covenant violation concerns and a neighborhood that enjoys each other's company. On the other hand, it is fun when there is the bustling activity of new projects, our neighborhood coming together to maintain and beautify our neighborhood and celebrating a warm Saturday afternoon block party together.

2025 has been a solid year! Thinking back on 2025, we again 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:

- Annual Wedgewood Preserve clean-up day in April.
- Advocacy for ongoing maintenance by the City of Asbury of the Wedgewood Preserve
- Addition of (5) new trees, either replacing dead trees along Asbury Road or addition of trees near Doral Dr.
- Wedgewood Block Party in August
- A dozen Architectural Review Committed outreaches with 7 project approvals
- 5 new Wedgewood resident families welcomed
- Quarterly update communications as we look to keep the membership updated on the happenings throughout Wedgewood Estates throughout the year.
- Lots of work to develop a new and improved Wedgewood Estates website, which should be up and running within the next week or so!!



New website should be up in running by end of November!!

# Wedgewood Estates Property Owners Association *Asbury, Iowa*

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## Living the Dream...!

Wedgewood Estates is a 115-acre community of thoughtfully designed custom homes and condominiums with 138 total members. Nestled in the City of Asbury (Iowa) and a suburb of Dubuque (Iowa), Wedgewood Estates combines the peace and beauty of a natural setting with the convenience and comforts of city life. Adjacent to The Meadows Golf Club, our neighborhood features spacious lots, a serene pond, and nearly four miles of winding walking paths and trails that weave through the scenic Wedgewood Preserve nature areas. It's a place where neighbors become friends, nature is right outside your door, and every walk feels like a retreat.



[ARC Project Approval Form / FAQ](#)

[Protective Covenants](#)



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)
- Rick Lorenzen (Condo Association President, liaison to the Wedgewood Board)
- Tim Leonard/Stephanie Kumor (led the planning and execution of our Block Party)
- 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 have great turnouts every year, either on the day of the clean-up or several other families working on sections near their homes in the days leading up to our official clean-up day, ***much appreciated to all who contributed their time and energy!***
- 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)

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 (apologies if I have missed anyone):

- Karah Spahn - Asbury Park Board (former member, we need a Wedgewood representative!!)
- 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 from Wedgewood Estates on City Council now!!***

--Thank you to all!!

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We look forward to welcoming 3 incumbent Board members to serve another term (thank you!) and (1) new Board member at the end of the year, Dave Clarke has elected to resign from the Board and we have identified a new Wedgewood Estates resident, Jim Gartner, that is willing to fill this vacancy (Board will appoint him at our December Board meeting). I want to thank Dave Clarke for the energy that he brought to the Board and excellent work as Secretary and developing meeting minutes.

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.

### **Architectural Review Committee**

The ARC 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.

2025 ARC projects submitted:

- There were a number of projects requesting formal approval, all were granted approval:
  - Pergola addition to pool project
  - Free standing 'bar' near house on pool deck
  - New deck/stairs
  - Deck replacement/addition of stairs
  - New roof/gutters with color change
  - Garage addition
  - New siding with color change
  - Storm door addition to front door
  - 3 to 4 projects submitted that did not require formal approval

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### **2026 Activities:**

Looking forward towards 2026 - we are not proposing any Capital Projects, but **we are proposing usage of the Greenspace Enhancement/Amenity Fund** (see separate document). For 2026, board activities will focus on the following areas:

- New website launch, ongoing updates (much more functional!!). Includes Calendar of meetings, past Project info, Architectural Review Form & FAQ's, our Covenants, past meeting minutes, past Presidents reports, new resident email registration, link to the Wedgewood Estates Facebook page and more!
- Ongoing Wedgewood Preserve maintenance activities will be advocated for with the City of Asbury. TBD if there will be a controlled burn in 2026. As we have in the past, we will conduct a walk-through this Spring to assess the ongoing plan to address the woody bush invasion in many areas of Wedgewood Preserve.
- Assessment payments - ongoing frustrations, we initiated a new Venmo option a couple of years ago that is linked to our Wedgewood Estates accounts, makes for an easy option both for payment and administration.
- ***Hopeful coordination of the Arrowhead trail connection project and corresponding walking path improvements.***
- Please reach out to myself or any Board members with any questions, thoughts, ideas or suggestions?



Last point - the final scope of this project is highly variable yet. If the City is able to move forward with this project and if this ballot approval passes, we will solicit additional input and guidance on the final design, cost, etc.

Great example of resident input, Carrie Fitzgerald provided input and the attached possible project scope, which was shared further with the Board. Pros/Cons to this approach (ongoing maintenance of mulch, landscaping, etc.) but a good example of making your voice heard - we will be tapping into Carrie (and others that are interested) if/when we move to the design phase!!



**Project Cost Considerations**

- City’s projected cost for their portion of this project is \$850,000. This project would improve the trail surface for a big portion of the Wedgewood trails (approx. 1,100 ft), we have approximately 5,500 ft of possible trails to improve (assumes no sidewalk north of Doral Dr.)
- Adding our proposed trail access project would be a small component/add-on to this project, our final cost will be dependent on our scope of work.
- If we were to project the City of Asbury project costs forward towards our remaining 4,400 ft to improve, this cost projection is about \$1.3M. I doubt the rest of our trails would need to be 10’ wide, so possible meaningful reduction in this figure, but a significant total cost.
- Sharing a spreadsheet we used to project possible costs. Ballpark of total cost to hard surface all Wedgewood trails is \$1.3M. We would of course explore any/all cost sharing opportunities with the City of Asbury as well as grant opportunities to defray our costs.

Wedgewood - Trail Cost summary						
				Total Cost	WW % cost	
<b>City of Asbury - Arrowhead Project:</b>						
1,100		1,700	<b>2,800</b>	39.3%	<b>\$ 850,000</b>	\$ 333,929
WW portion (ft)		Arrowhead portion (ft)	Total ft	WW %	\$ 303.57	
					Cost per Ft	
<b>Adtnl WW trails</b>						
2,600	Spyglass, around Wedgewood cul-de-sac, up to Torrey Pines					
1,324	Bridge to Torrey Pines Cul-de-sac					
230	trail connection to Wedgewood near pond					
230	trail connection to Wedgewood at Wedgewood cul-de-sac					
<b>4,384</b>	<b>\$ 1,330,857</b>					
(ft of trails)						

### **Additional City of Asbury Discussion points:**

The city has developed an Asbury Capital Improvement Plan (CIP) that was approved at City Council recently (available on City website). Several Wedgewood relevant items here:

- Wedgewood projected street improvement (grind/overlay w/ new asphalt) in the 27/28 fiscal year (project would be sometime between 7/1/27 and 6/30/28) - \$850,000 projected project cost (note, this specifies a 10' trail width, which is significant (alleviates some concerns about walker/bicycle interactions given that width))
- Park Projects - the Arrowhead trail/connection to Wedgewood was approved and is in the 26/27 fiscal year budget (project would be sometime between 7/1/26 and 6/30/27). Likely planning next Spring with construction next fall, if land access is finalized
- We are learning that there is a 'back-up' land access plan. If you look at the image on Page 4 of the attached Presidents report, you will see a property dividing line pretty much in line with Osage Dr. (in Arrowhead). Ideally, the connection is made at Osage Dr. and the path/trail continues along this property line/easement. If this does not work (Bahl family does not agree), the land to the north of this is owned by a different family that likely will allow access. This would result in likely figuring out a different initial access point, but should be feasible (increases the likelihood of this project happening)

### **City of Asbury (carry-over, shared annually):**

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 use this frequently!

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](http://www.wedgewoodestates.org). 2026 Board Meeting dates will be set during our December 4<sup>th</sup> Board meeting (Meadows upper level, start time at 6:30) and shared with the membership.

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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## Annual Reminders: Covenant Compliance Committee - general commentary

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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 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
- 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; dog owners not cleaning up after their dog)

*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 and for awareness, 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 local Homeowners 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.

## Annual Note: Covenant Review Committee (on hold, sharing for awareness)

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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 1<sup>st</sup>?
- 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***.