



## THE WOODS AT GRASSY CREEK

### HOMEOWNERS ASSOCIATION

Website: <https://woodsatgrassy creek.com/>

Email Address: woodsatgrassy creek@gmail.com

January 2021

### TODAY'S TOPICS

1. 2020 in review; 2021 things to come
2. 2021 Homeowner spring clean-up guide
3. Are you tuned into what's going on in WGC?
4. Mark your calendar

### 2020 IN REVIEW AND LOOKING AHEAD



*Neighbors gathered in early December to bring holiday cheer to WGC. Thanks to Stacie Malone-Wright for organizing; to those that took time to hang wreaths and garland on a crisp morning...and hope more neighbors will join us in 2021!*

I hope everyone had a wonderful holiday with friends and family, or staying at home...whatever made sense for you. It's a new year, and we certainly hope things will begin to return to "normal" in the coming months. Let's take this opportunity to look back at the crazy year passed AND begin to view what's to come in '21.

### 2020 WRAP-UP

For those of you that were not able to attend the annual meeting, here are a couple key takeaways:

- Homes in the neighborhood sold quickly and prices increased; ~20 new neighbors
- On budget for the year; pool savings were used for other necessary projects, so we didn't need tap reserves
- Projects completed: Entrance signs, event signage, dead tree removal, pool house maintenance

Budget info and meeting notes are always available on the WGC [Meeting Info, Minutes and Budgets](#) page.

### 2021 THINGS TO COME

Despite the continuing pandemic we continue to live through, it's business as usual for your board. We have two major areas of focus for 2021:

- **Looking toward the future.** When you're a 15-year-old community, maintenance starts to become an issue, not only with individual homes but the amenities we own as well, like the pool. The board is looking to better understand and develop a plan to address expenses we may face in the future. More information at our Fall meeting; BUT, in the meantime, assist with this effort by **(1) paying your dues**, which go toward the ongoing expenses of maintaining WGC, AND **(2) keeping up with your home maintenance**, which helps keep the bulk of this neighborhood looking good and attractive to visitors and prospective buyers.
- **Getting involved.** One item that came up at our annual meeting was creation of an events committee, to come up with ideas and plan events to get WGC neighbors together. Please send an email to [woodsatgrassy creek@gmail.com](mailto:woodsatgrassy creek@gmail.com) if you would like to join this committee. We'll plan to bring the group together for the first time in March (in person or maybe via Zoom) to start planning some fun stuff for our May meeting, and we'll figure out what's next from there.

Happy New Year to you and yours as we begin 2021. We look forward to the year ahead and hope to see you all in person once the cold weather passes. In the meantime, stay safe and *tune into the WGC website and WGC Facebook page for updates and other information!*

### Questions or concerns

As always, reach out to the HOA board with any questions or concerns at [woodsatgrassy creek@gmail.com](mailto:woodsatgrassy creek@gmail.com). Please remember, board members are volunteers and have jobs and family obligations in addition to their HOA responsibilities. Someone from the board will reply to emails as soon as possible, usually within 24-48 hours.

**For towing exceptions**, please send requests to the HOA email box by 10:00pm with your address and the date(s) needed for exception. If emails are sent after 10:00pm, there is no guarantee for an exception for that night.

## IMPORTANT: 2021 HOMEOWNER SPRING CLEAN-UP GUIDE

Warmer weather is a way off. But there's never a better time to take inventory and plan for work that needs to be done to keep your property in shape. We had planned to begin enforcing the items below last year; however, due to COVID and financial pressures families were already facing, we decided to postpone our efforts. However, beginning in April 2021, we will start taking a closer look and sending violations. Here are the top items to consider for spring clean-up of your property:

Mailbox Maintenance	Home and Yard Maintenance	Garbage Cans
 <p>Mailboxes continue to be high on our list for maintenance. Mailbox standards are as follows:</p> <ul style="list-style-type: none"><li><b>Post:</b> Blunt 4x4 cedar post, custom support, painted <b>BLACK not natural</b></li><li><b>Mailbox:</b> Medium T2 powder-coated <b>BLACK</b> mailbox, <b>shiny</b></li><li><b>Graphics:</b> Gold Vinyl Graphics on <b>BOTH</b> sides (number + street name) in medium Caxton font</li></ul> <p>Our <a href="#">mailbox vendor's contact info</a> is on the WGC website (Otto' Streetscape).</p> <p><b>NOTE:</b> If you have replaced your mailbox with letters or materials that do not align to the above standards, you will receive a violation. Also, just putting letters on a damaged or faded mailbox is not sufficient to meet the standard.</p>	 <p>Many WGC homes are pushing the 15-year-old mark, and maintenance is needed. Please check your home for and address maintenance issues including, but not limited to:</p> <ul style="list-style-type: none"><li>Mold growth on vinyl siding, especially on north-facing surfaces</li><li>Faded shutters, wood trim and garage doors</li><li>Unkept grass, weed or vegetation growth</li></ul> <p><b>IMPORTANT:</b> especially for new homeowners, any modifications to home colors (trim, roof, etc.) or architecture must be submitted for Architectural Review a minimum of 30 days in advance of the work start date. The Review <a href="#">form</a> is located on the <a href="#">Bylaws &amp; Forms</a> page of the WGC website.</p>	 <p>As an ongoing reminder, garbage cans are not to be stored where visible at the front of your home, whether stored in front of your garage doors or on the front side(s) of your home. The only exception to this rule is for 24 hours before/after trash day.</p>

## ARE YOU TUNED INTO WHAT'S GOING ON IN WGC?

The Woods at Grassy Creek website and Facebook page are our main mediums to provide ongoing HOA member updates on meetings, events, activities, etc. To ensure you are getting current information about what's going on, upcoming events, etc., sign up for one or both sites:

How to register for the WGC website	Signing up for our Facebook page
Go to <a href="https://woodsatgrassycreek.com/">https://woodsatgrassycreek.com/</a> . On the right-hand side of the home page, enter your email address the "Get Email Updates" box or "Follow" to subscribe. By providing your email address and confirming subscription, you receive email when new things are posted to the website.	If you're not yet a member of the WGC Facebook page -- check it out! Just go to Facebook, search "The Woods at Grassy Creek HOA" (or click the link above) and request membership (you'll have to answer two questions to identify yourself as a WGC HOA member). We'll approve ASAP.

Both sites will be used to share community information, and the Facebook site is also intended for increasing homeowner engagement and camaraderie with one another. Concerns or complaints, especially as they relate to individual homeowners, budgets, covenants, etc. raised on public websites (Facebook, Nextdoor, etc.) will not be addressed in a public forum. Individuals will be asked to submit questions/concerns directly to the WCG email inbox, [woodsatgrassycreek@gmail.com](mailto:woodsatgrassycreek@gmail.com).

## MARK YOUR CALENDAR

Here is an upcoming date to put on your calendars now!

### HOA Meeting



#### Spring/Summer HOA Meeting

*Tuesday, May 18, 6:30pm; at the Pool House*

As was discussed at the Fall HOA meeting, we're going to try to bring the neighbors together twice a year, once in Spring; once in Fall. Come and join your board members and fellow homeowners to get an update on what we're up to this year, pool news for the 2021 season and anything you'd like to bring for conversation. Look for reminders via neighborhood signs and website/Facebook posts.

**We'll announce the Fall event schedule (garage sale, Fall meeting, Trunk or Treat, etc.) at this meeting as well.**