



**THE WOODS AT GRASSY CREEK**  
HOMEOWNERS ASSOCIATION  
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**OCTOBER 2021**  
**NEWSLETTER**

## PLANNING FOR THE FUTURE

Hope everyone is doing well and enjoying the lovely Fall weather! As we prepare for the season and year ahead, your board members are actively looking toward the short- and long-term neighborhood needs as well. As we recently shared on the WGC website and on our Facebook page, when communities reach the 15+ year mark, maintenance starts to become an issue, not only with individual homes but also with the amenities we own, like the pool, ponds, playgrounds and other areas. In addition, we are always looking to identify opportunities for community improvements and to bring options to the neighbors for consideration and discussion. *Here's what's currently in the works:*

### Reserve Study

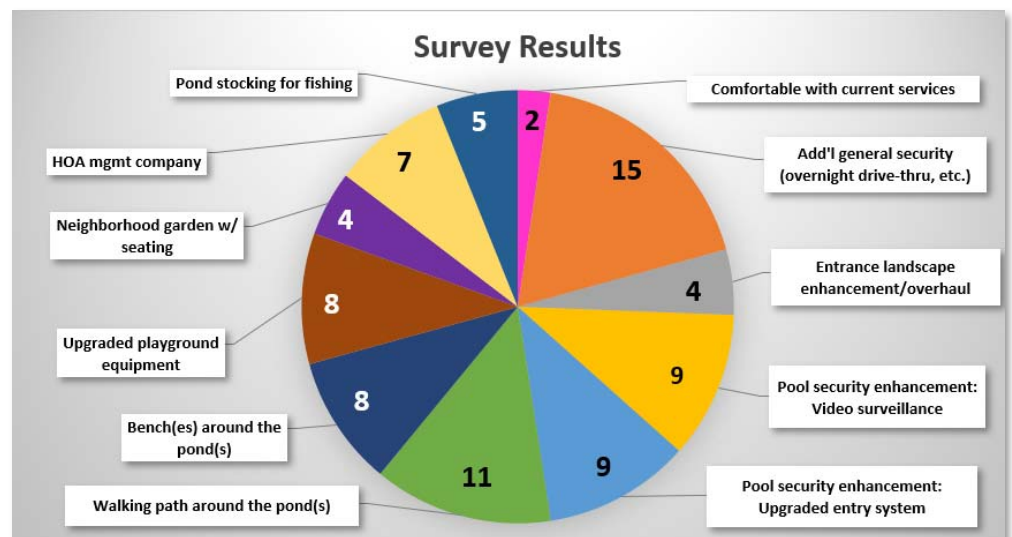
To ensure our HOA is financially able to keep our amenities updated and provide services (current, at a minimum) into the future, we have contracted an organization, **Building Reserves, Inc.**, to assist us with a "Reserve Study." A Reserve Study overall is a long-term budget process tool that helps us assess/analyze the health of an association's physical property -- and helps us plan for future costs to maintain and/or replace our current amenities over time as they age. We do this to prepare in advance for costs we KNOW will arise - with the hopes of avoiding steep dues increases or large assessments in the future. Once the study is complete, we will begin to share learnings and recommended action with the homeowners for discussion at an upcoming meeting.

### Identifying Desired Enhancements

In addition to the reserve study, we recently gave homeowners an opportunity to weigh in on amenities/services they might like to see added to WGC in the future through an online survey. The chart on the right shows the suggestions and # of total votes for each item included in the survey. We received some "write-in" suggestions as well.

Your Board members will do additional research on items noted and bring considerations/costs back to the homeowners at a future meeting. No actions would be taken to move forward without feedback.

**Thanks to those that participated, and we'll look forward to further discussion in 2022!**






## STAY UP TO SPEED AND WAYS TO GET INVOLVED

To ensure you are regularly getting neighborhood information, sign up for the WGC website and/or Facebook page to get updates on meetings, events, activities, etc. Both sites are used to share community information. The Facebook site is intended to increase homeowner engagement and camaraderie with one another as well. *Key in the future of this community and an indicator of whether we will just limp along, survive or thrive together, is for each member of this HOA...to care about and take pride in their homes...to know and care about their neighbors...and to care about our larger community.* It's important to recognize that your board members are **not** the HOA....each homeowner is a part of the homeowners association! Seeing the desired results and achieving our goals as a community can only come from more getting involved.

**How can you get involved?** Looking to enhance WGC and shape the future of our neighborhood? There are many ways to get involved. One way is to join the board: We have one open position currently with possibly more coming in the next year. Don't want to join the board, but looking for ways to help? Reach out to [woodsatgrassycreek@gmail.com](mailto:woodsatgrassycreek@gmail.com), and we'll have ideas or make suggestions on the best way to leverage your energy and talents!

## 2022 HOMEOWNER 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. 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. If you've received a second notice for fix/replacement of your mailbox, <b>please take action by Oct. 31!</b></p> <p>Mailbox standards are noted on the WGC website and our <a href="#">mailbox vendor's contact info</a> is on the WGC website (Otto' Streetscape). And only lettering provided by Otto's is approved for use within WGC.</p>	 <p>Many WGC homes are pushing the 15-year-old mark and maintenance needs are imminent.</p> <p>Please check your home for and start to 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, that requires power washing</li> <li>• Faded shutters, rotting wood trim and garage doors that need replacement or a new coat of paint</li> <li>• Unkept grass, weeds or overgrown landscaping</li> <li>• All homes are required to have (6) bushes (same variety) and (1) tree of at least 2" in trunk diameter in the front yard</li> </ul>	 <p>As an ongoing reminder, garbage cans are not to be stored where visible from the street at the front of your home.</p> <p>This means cans cannot be 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>

**IMPORTANT:** Any improvements/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 updated review form is located on the **By-laws & Forms page** of the WGC website. **\*\*The Architectural Review Form is a fillable PDF, so PLEASE type responses within the document and submit via email with all other required documentation. Please do not handwrite and scan, so we can take advantage of the digital signature capabilities for homeowners and approvers.\*\***

## UPCOMING EVENTS

Here are dates for two upcoming events to put on your calendars now!



### Fall Trunk or Treat AND WGC Chili Cook-off Event

**Saturday, Oct. 30, 4 – 6:00 p.m. in the pool parking lot**

Another event from our amazing FUN Committee. Join your neighbors for what we're hoping will become an annual Fall event...with a new twist for 2021. Prizes will be awarded for: **BEST TRUNK – BEST CHILI – and BEST COSTUME**

To sign up for the chili contest and/or to reserve a spot for your trunk, contact Meredith Rowan via email at [millsrowanfamily@gmail.com](mailto:millsrowanfamily@gmail.com) or text (317) 760-4603.



### Annual HOA Meeting

**Wednesday, November 3, 6:30 – 8:00 p.m. in the Creston Middle School Cafeteria**

Come and join your board members and fellow homeowners to get an update on our reserve study work, review our proposed 2022 budget, bring questions and engage in constructive discussion about WGC. Neighborhood signage will be posted as a reminder in mid-October.

For those that aren't familiar with Creston, please enter through Door #1 (under front triangle roof), walk down the hallway past the office, and make a left when you reach the auditorium. Signs will be posted.

## Questions or concerns

As always, reach out to the HOA board with any questions or concerns at [woodsatgrassycreek@gmail.com](mailto:woodsatgrassycreek@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 acknowledge or reply to your email as soon as possible, usually within 24 hours.