



THE WOODS AT GRASSY CREEK
HOMEOWNERS ASSOCIATION
Website: <https://woodsatgrassy creek.com/>
Email Address: woodsatgrassy creek@gmail.com

April 2022 Newsletter

IMPORTANT CONVERSATIONS FOR 2022

Hope everyone is doing well and looking forward to warmer days ahead! Everything is starting to look so green and lush! We look forward to the coming days, and seeing WGC homeowners out and about, enjoying walks and riding bikes on our streets.

Your Board members kept very busy with short- and long-term neighborhood discussions over the winter. As we are all painfully aware, our personal dollars not going as far as they used to (inflation) – and unfortunately, the HOA is not immune from those impacts. To ensure there is transparency with HOA members, we wanted to provide you with some updates on a few items that will impact our budget in 2022 and going forward:

- **Landscape services:** Due to a change in our former vendor's business model, we were forced to go back to RFP for services on our 18 acres of grass and landscape needs in early 2022. Accordingly, you'll see a new face riding around on the mower and handling our landscape services in 2022. Going to RFP this year showed us:
 1. how much our former vendor was discounting services (*we started to recognize this in bids over the last 2 years*); AND
 2. how much the increased cost of gasoline and fertilizer have impacted these services.
- **Pool services:** Our pool maintenance vendor stays the same for 2022. However, the cost of chlorine is at a premium now, and we may experience increased costs for pool maintenance.
- **Reserve Study:** As discussed in last Fall's neighborhood newsletter and at our Nov. annual meeting, to ensure our HOA is financially able to keep our amenities updated and provide key services in the future, we contracted an organization to perform a Reserve Study. The reserve study results are in – and we will be sharing more about what this means to homeowners soon.

If you're interested in learning more about the specific impact of these and other items affecting homeowners and our current/future budget, please plan to attend our mid-year HOA meeting:



Mid-Year HOA Meeting

Mon., May 23, 6:30 – 8:00 p.m. at the Pool House (weather permitting)

Come and join your board members and fellow homeowners to get an update on our budget, reserve study work, changes to some pool procedures for the 2022 season, and other items affecting WGC. This is a great opportunity to ask questions and get engaged to discuss issues in the neighborhood as a whole. Signage will be posted as a reminder in mid-May. **HOPE TO SEE YOU THERE!**

2022 HOMEOWNER CLEAN-UP GUIDE

Warmer weather is coming, and we know everyone is starting to plan for their maintenance projects. Here are the top items to consider for spring clean-up of your property. **IMPORTANT:** By mid-summer, you may receive a violation/notification of maintenance issues that need to be addressed for your home and timing for completion of projects.

Home and Yard Maintenance		Garbage Cans	
	Many WGC homes are pushing the 15-year-old mark and maintenance needs are imminent. Please check your home for and start to address maintenance issues including, but not limited to:		As an ongoing reminder, garbage cans are not to be stored where visible from the street at the front of your home. 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.
	• Mold growth on vinyl siding, especially on north-facing surfaces, that requires power washing • Faded shutters, rotting wood trim and garage doors that need replacement or a fresh coat of paint • Unkept grass, weeds or overgrown landscaping • All homes are required to have (6) bushes (same variety) and (1) tree of at least 2" in trunk diameter in the front yard		

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. Please review the form and directions on the WGC website to ensure you are compliant on any proposed projects.

MARK YOUR CALENDAR FOR THESE 2022 EVENTS

Here are dates for all planned activities through 2022. Please mark your calendars, and look for event details/updates and opportunities to get involved posted on the WGC website and Facebook pages.



WGC Garage Sale

Fri/Sat, June 24-25

Time: 8 a.m. – 3 p.m.

Location: Participating Homes



Neighbor Cookout

Sat., July 23

Time: TBD

Location: Pool parking lot



Fall Trunk or Treat

Sat., October 29

Time: 4 – 6:00 p.m.

Location: Pool parking lot



Annual Meeting

Mon., November 7

Time: 6:30 – 8:00 p.m.

Location: TBD



IMPORTANT: 2022 POOL KEYS

The WGC pool will be opening on at **9:00 a.m. on Sat., May 28** for the 2022 season. As always, homeowners that are up-to-date on their HOA dues are eligible to use the pool facility during open hours, posted online and at the pool facility. **Test your keys early to make sure you're able to access the pool at your leisure during open hours.**

If you are in need of a new pool key for 2022, new procedures are being put in place for key replacement:

- Key replacements will only be made/available **AT THE POOL HOUSE** on the following days weekly between **May 28 and August 27, 2022:**
 - Saturday morning:** 10 – 11 a.m.
 - Sunday afternoon/evening:** 4 – 5 p.m.
- Requests for a replacement key may be submitted as follows:
 - Form:** Download and complete the "Pool Key Replacement Form," located on the WGC website at: <https://woodsatgrassycreek.com/documents/bylaws-forms>.
 - Payment:** The cost for key replacement is \$25. Please visit the [Quick Dues](#) website to pay your \$25 replacement fee (Quick Dues website directions are outlined on the request form).
 - Submission:** Email the completed "Pool Key Replacement Form" and proof of replacement fee payment (receipt/screen shot of acceptance) to woodsatgrassycreek@gmail.com; you will receive an email confirmation of receipt of your request within 24 hours, as well as notification of what date your key will be available for pickup.
 - No keys requests will be fulfilled without documentation noted above.**
- If you are a new WGC homeowner (new since Sept. 2021) and you did not receive a pool key during closing, please complete the form and note in the email that this is a new homeowner key request. We will waive the \$25 fee for creation of your initial key.

STAY INFORMED AND 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.

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, and we'll have ideas or make suggestions on the best way to leverage your energy and talents to benefit our amazing community!

Questions or concerns

As always, reach out to the HOA board with any questions or concerns at 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.