



THE WOODS AT GRASSY CREEK

HOMEOWNERS ASSOCIATION

Website: <https://woodsatgrassycreek.com/>

Email Address: woodsatgrassycreek@gmail.com

Meeting Monday Nov 13 at Grassy Creek Elementary

Meeting called to order at 6:32pm

Meeting adjourned at 7:36pm

24 homeowners were present

HOA ANNUAL MEETING AGENDA

- I. New landscaping
- II. Pool Information
- III. Events
- IV. Budget and dues increase
- V. Vendors
- VI. Questions and open discussion

NEW ENTRANCE LANDSCAPING

The 2 entrances on the east side of the neighborhood and the north entrance on the west side have been updated with new landscaping

POOL INFORMATION

- Pool will open Saturday, May 25th at 9am
- All rules/regulations posted at pool and on the website
- Requests for a replacement key may be submitted by downloading and completing the "Pool Key Replacement Form," located on the WGC website at: <https://woodsatgrassycreek.com/documents/bylawsforms>.

Directions on the form for payment and submission. **No keys requests will be fulfilled without documentation noted on form.**

- If your key is not working, email woodsatgrassycreek@gmail.com; someone will reach out to make arrangements for testing; individuals are NOT to access the pool until their key issue is resolved
- Key requests will be completed as timely as possible but no longer than 5 days
- Please do not others into the pool area. All residents should access the pool with their key and not request individuals to let them in
- If HOA dues are delinquent, it will result in your pool key being deactivated



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EVENTS for 2024

Mid-Year Meeting

Mon. May 13

Time: 6:30-7:30pm

Location: TBD

Garage Sale

Fri June and Sat June 15

Time: 8am-3pm

Location: Participating
Homeowners

Annual Meeting

Mon. Nov 4

Time: 6:30-7:30pm

Location: TBD

DUES and BUDGET INFORMATION

To date we have a surplus for 2023, but there are still potential expense that have to be paid - such as landscaping, pond pump winterization, electricity, lawncare and snow removal

Dues for 2024 will be \$620. It will be split in 2 installments: \$310 due March 1 and \$310 due June 1

2024 Budget Notes -

- Dues were voted to be \$650, but due to quotes received and change in vendors, we were able to reduce to \$620
- Increased collection expense in budget based on 2023 actuals (collections dues are reimbursed from the home owner)
- Accounting fees are increasing due to additional work for allowing payments due in 2 installments
- Pre-emergent and mulching increased from vendor
- Trash removal is for the trash at the pool
- Pool repairs are for a new water heater and some additional maintenance needed in the facilities
- Pool security increase to add internet to the system to allow for enhanced security
- Pool furniture is a new item due to we had to dispose of a few chairs because they broke in 2022

VENDORS

As we look to complete some updates/repairs, if you are a resident and would like to be contacted for bids for plumbing, fencing, or electrical, please email the HOA at woodsatgrassycreek@gmail.com