



## THE WOODS AT GRASSY CREEK

### HOMEOWNERS ASSOCIATION

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

Email Address: woodsatgrassy creek@gmail.com

Meeting Monday May 13 at WGC Pool

31 homeowners in attendance

### **HOA MEETING AGENDA**

#### I. Pool Information

- a Pool access restricted if outstanding balance
- b Pool Keys
- c Pool repairs/updates
  - i New pump
  - ii New water heater
  - iii Fence repair
  - iv New bathroom lights
  - v Replacement / New Key – ONE key per household

#### II. Events

#### III. Spring checklist

#### IV. Budget

#### VI. Questions and open discussion

### **POOL INFORMATION**

- Pool will open ~~Saturday, May 25<sup>th</sup> at 9am~~ After the meeting this was updated to Wednesday May 29
- 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://woodsatgrassy creek.com/documents/bylawsforms>.
- If your key is not working, email [woodsatgrassy creek@gmail.com](mailto:woodsatgrassy creek@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 allow 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.**

**We have new housing additions in the area – which will mean there are more kids in the area. The pool is only for the use by Woods at Grassy Creek Residents. Please do NOT let anyone in the pool. ALL residents should have a key. If they have an issue with their key, direct them to email the HOA.**

## **EVENTS for 2024**

### **Garage Sale**

Fri June and Sat June 15

Time: 8am-3pm

**Location:** Participating  
Homeowners

### **Annual Meeting**

Mon. Nov 4

6:30-7:30pm

**Location:** TBD

If you are planning to participate in the garage sale, please send you address to the HOA at [woodsatgrasstcreek@gmail.com](mailto:woodsatgrasstcreek@gmail.com) so it can be included in advertising

## **SPRING CHECKLIST**

### **Exterior of home –**

- Trim, gutter and garage door - do they need painted? Any wood need replaced?
- Siding – is all the siding on my home?
- Northside of home - check for mold
- Easement – if you have a fence and it does not include the easement – it is the Homeowner's responsibility to cut the grass in the easement

### **Lawn and Landscape**

- Lawn is maintained (including weeds removed)
- Fence should be painted/treated if wood
- Gates and fencing should be in good condition
- Bushes should be maintained
- Landscaping – flower beds

### **Mailbox and post**

- Otto's Streetscape Solutions; [info@ostreetscape.com](mailto:info@ostreetscape.com) or 317-886-4400

## **DUES and BUDGET INFORMATION**

The financial sheet is through March 31 and does NOT include the second installment for the HOA dues. As of May 1<sup>st</sup> - 19 homeowners still owed for the first installment of 2024 dues

In addition, it does not reflect expense for a new pool pump, new drain covers for the pool, cleaning and new lighting in the restrooms. The women's restroom needed additional work as some individuals broke the lock and used the restroom a smoking area.

We are also still working on bids to get the fence stretched and the hot water heater replaced.

INCOME		2024 thru Mar 31	2024 Budget	2023 Actual YTD
Annual Assessments		62,000.00	124,000.00	90,600.00
Transfer Fees		150.00		450.00
Legal Fee Reimbursement				105.00
Collection Fee Reimbursement		2,897.25		5,629.82
Payment Processing Fees		959.71		8,900.00
Interest Income		0.92		2.37
Late Fees		2,450.00		2,700.00
Bad Debt allowancee		(334.03)		
Misc Income		-		
<b>TOTAL INCOME</b>		<b>68,123.85</b>	<b>124,000.00</b>	<b>108,387.19</b>

EXPENSES		2024 thru Mar 31	2024 Budget	2023 Actual YTD
GENERAL & ADMIN				
Legal Fees		1,510.00	2,500.00	280.00
Accounting Fees		1,840.50	3,960.00	3,320.00
Insurance		260.40	3,400.00	3,400.00
Taxes/Stormwater Fees		3,029.66	6,000.00	252.00
Costs of Collection		450.00	5,593.68	5,593.68
Copies/Printing/Postage		521.02	344.19	15.00
Credit Card Processing Fees		118.00	125.00	118.00
Website Fees		95.00	-	25.59
Misc Admin				
<b>TOTAL GEN &amp; ADMIN EXP</b>		<b>7,374.58</b>	<b>16,685.00</b>	<b>13,348.46</b>
UTILITIES				
Electricity		5,702.92	15,500.00	11,702.61
<b>TOTAL UTILITIES</b>		<b>5,702.92</b>	<b>15,500.00</b>	<b>11,702.61</b>
<b>NET SURPLUSS (DEFICIT)</b>				
		<b>43,259.18</b>	<b>36,985.84</b>	<b>2,957.11</b>

Reserve/Savings as of April 30, 2024

36,985.84

{This includes \$15,000 moved to reserve from 2023 year-end reserves}