



THE WOODS AT GRASSY CREEK

HOMEOWNERS ASSOCIATION

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

Email Address: woodsatgrassycreek@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 25th 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://woodsatgrassycreek.com/documents/bylawsforms>.
- 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 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 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 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 1st - 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

Annual Assessments
Transfer Fees
Legal Fee Reimbursement
Collection Fee Reimbursement
Payment Processing Fees
Interest Income
Late Fees
Bad Debt allowance
Misc Income

TOTAL INCOME

2024 thru Mar 31	2024 Budget	2023 Actual YTD
62,000.00	124,000.00	90,600.00
150.00		450.00
		105.00
2,897.25		5,629.82
959.71		8,900.00
0.92		2.37
2,450.00		2,700.00
(334.03)		

EXPENSES

GENERAL & ADMIN

Legal Fees
Accounting Fees
Insurance
Taxes/Stormwater Fees
Costs of Collection
Copies/Printing/Postage
Credit Card Processing Fees
Website Fees
Misc Admin

TOTAL GEN &
ADMIN EXP

1,510.00	2,500.00	280.00
1,840.50	3,960.00	3,320.00
260.40	3,400.00	3,400.00
3,029.66	250.00	252.00
	6,000.00	5,593.68
	450.00	344.19
521.02		15.00
118.00	125.00	118.00
95.00	-	25.59

UTILITIES

Electricity

TOTAL UTILITIES

5,702.92	15,500.00	11,702.61
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Reserve/Savings as of April 30, 2024

36,985.84

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

LAWN CARE

Lawn mowing
Entrance Flowers
Pre-Emergent
Mulching
Tree and shrub pruning/Replace
Fertilizer/weed control
Community Signage
Fountain Repairs
Lake/Pond Maintenance
Trash Removal
Snow removal

TOTAL MAINTENANCE/
REPAIRS

2024 thru Mar 31	2024 Budget	2023 Actual YTD
	25,350.00	29,775.00
	7,950.00	1,050.00
7,714.87	6,000.00	2,250.00
	1,800.00	14,502.02
		7,200.00
	300.00	748.74
	1,000.00	2,281.03
400.00	5,050.00	4,161.00
716.93	1,300.00	352.35
600.00	2,500.00	

AMENITIES

Pool license
Pool supplies
Pool Repairs
Pool Keys
Pool Maintenance Contract
Electric
Water and Sewage
Pool Security

Pest Control
Poolside Furniture

TOTAL AMENITIES

1,487.20	14,872.00	1,006.51
238.31	4,500.00	973.85
361.30	3,500.00	805.68
268.56	1,200.00	
	250.00	252.00
	1,000.00	

Reserve Deposit

TOTAL EXPENSES

NET SURPLUS (DEFICIT)

2,355.37	30,197.00	3,058.87
24,864.67	113,632.00	105,430.08
43,259.18	10,368.00	2,957.11