

Westridge Estates HOA

A WARM WELCOME TO OUR NEW HOMEOWNERS AND HELLO TO ALL 150 HOMEOWNERS HERE IN WESTRIDGE ESTATES. THIS IS A LONG OVERDUE NEWSLETTER FROM THE BOARD OF DIRECTORS. PLEASE TAKE MOMENT TO READ THROUGH THIS NEWSLETTER AND VISIT US ON OUR WEBSITE AND SOCIAL MEDIA PAGES TO KEEP UP WITH WHAT'S HAPPENING IN OUR NEIGHBORHOOD.

HOA Board Vacancy Secretary

Your Westridge Estates HOA Board of Directors is in need of a new Secretary to serve on our Board. Kristi is leaving the Board and will no longer serve as Secretary for our HOA. We thank Kristi for her many years of service to our HOA.

Later this year, we will have more Board vacancies as our 2 year terms expire.

Consider serving on the Board.

Board Duties

- Must be a Westridge Homeowner
- A voting member of the Board of Directors
- Record meeting minutes as needed
- Assist with HOA communications by email, newsletter, mail, website, and social media
- 2-year commitment, compensated with refunded HOA dues at the end of 2-year term.

Board Responsibilities

Time commitment varies, but we typically spend 5 to 10 hours per month

Responsibilities of the Board include discussing neighborhood issues, voting on the needs and services of the HOA, and maintaining our lake, playground, and common areas

All Board responsibilities are in accordance with our Covenant and By-laws, which can be found here (www.westridge-hoa.com)

Do you know someone who would make a great HOA secretary?

Please contact the HOA Board at info@westridgehoa.com and nominate them!

Spring Clean-Up Day is April 24

We have changed our waste service to Waste Connections. The waste containers in the park will be picked up on Friday, as many homeowners also use Waste Connections. A very special thanks to the homeowner who continues to set the containers at the street on Friday for pick up.

Waste Connections will deliver a dumpster to Central Park by the playground at 8am April 24. We will monitor the dumpster and the waste being disposed as there are restrictions. Please see restrictions on Page 3. The dumpster will be at the park until 12pm.

It's time to clean out the garage, basement, or backyard and get rid of the clutter. This is also a good time meet some of us on the HOA Board and talk about our neighborhood.

WESTRIDGE HOA BOARD

Email
info@westridge-hoa.com

Mailing Address
 11717 W. Central Park St.
 Wichita, KS 67205

STAY CONNECTED WITH NEIGHBORS

Website: www.westridge-hoa.com

Facebook: Westridge Neighborhood

NextDoor (Nextdoor.com): West Ridge

HOA FINANCES

This past year the HOA has dedicated itself to stabilizing the neighborhood finances and establishing a sound operational budget after some unexpected expenses for our lake and playground areas. Additionally, all 5 board members now have oversight of our budget and vote on all expenditures.

As homeowners we have agreed to pay annual HOA assessments. The majority of homeowners have continued to pay their HOA assessments and we thank you for this. This budget pays for our lawncare and maintenance, insurance and taxes, and other expenses.

Unfortunately, about 10% of homeowners have not or will not pay their HOA assessments. Many delinquent homeowners have fines assessed and property liens per our covenant and by-laws.

FINANCIAL STANDING

	<u>Dec 2020</u>	<u>Feb 2021</u>
Checking	\$10,446.50	\$21,649.24
Savings	\$629.77	\$3,624.78

HOA ASSESSMENT PAYMENT AND FINANCIAL MANAGEMENT

There are very few homeowners that are willing to step up and serve on the Board of Directors. This said, we are considering contracting with HOA Management Service (HMS) (<http://www.homeownermgmt.com/>) for our financial and accounting management. HMS offers a full-service assessment collection and accounting service, as well tracking home sales, preparing taxes, and filing liens on delinquent homeowner assessment payment. All at a cost of course.

One of the features of using HMS services is that assessments can be paid online, on the App, or by check.

All of these services are still the responsibilities of the Board of Directors. But as we get little to no response from homeowners on the call to service or assistance with the HOA, this financial management becomes a difficult task for a reduced Board to fulfill.

<p><i>Lawn Care & Sprinklers</i></p> <p>We have again contracted with Suburban Landscape Management (SLM) to manage our common areas and sprinkler system, including entrance signs, landscaping, playground, and lake areas.</p> <p>If you see a common area that needs addressed, including sprinklers, landscaping, and lawn health, please contact the HOA (info@westridge-hoa.com).</p> <p>Please do not contact other companies as we have contracted with SLM.</p>	<p><i>Park Area</i></p> <p>Last summer, several homeowners sent us messages about the lawn around the park looking dry and burnt. We contacted SLM and they re-positioned the sprinklers and set the zones to a different time. Problem fixed.</p> <p>Another homeowner noticed the electrical transformer that services the park and a few homes, was leaking oil. Service transformers do this occasionally. A call to Evergy and the transformer was scheduled for replacement.</p>	<p><i>Playground</i></p> <p>Some of you may have seen the caution tape around a portion of playground.</p> <p>Someone decided to destroy the mirrored panel and leave sharp edges for our little ones to play around. We have removed what was left of the mirrored panel and will get it replaced.</p> <p>If you would like to help us with minor repairs or upkeep of the playground area, please contact us (info@westridge-hoa.com).</p>
<p><i>Fountain</i></p> <p>Many homeowners have noticed the fountain has been off for some time due to the cold weather causing the lake water to freeze around the pump.</p> <p>The fountain has been turned on again to help aerate the lake and reduce algae bloom in the spring and summer months.</p>	<p><i>Architectural Approval</i></p> <p>Spring is here!</p> <p>If you are considering a new fence or deck, replacing a roof, siding or painting, adding a shed, or landscaping, please contact us with your plans and fill in the Architectural Approval Form.</p> <p>(info@westridge-hoa.com)</p>	<p><i>Website Updates</i></p> <p>We are also trying to update the content and look of our website. If you would like to help us with our website content, please contact the HOA.</p> <p>(info@westridge-hoa.com).</p> <p>https://www.westridge-hoa.com/</p>

Spring Clean-Up Day Restrictions

ACCEPTABLE ITEMS: General trash such as furniture including, chairs, couches, tables. Small electrical appliances such as TV's, computers, mixers, blenders. Patio grills, patio furniture, push lawn mowers (free of gas & oil) and lawn trimmers. Tree limbs and branches must be cut in manageable lengths and bundled for easy disposal.

NO LANDFILL OR TRANSFER STATION WILL ACCEPT: Car batteries, oil filters, fluorescent light bulbs, propane tanks, any asbestos materials, explosives, paint (we will take empty & dried up paint cans), no hazardous liquids (such as fertilizers, pesticides, herbicides, solvents, diesel fuel, gas, oil, transmission fluid, antifreeze, etc...), tires. NO REFRIGERATORS, FREEZERS OR AIR CONDITIONERS.