

# THE COMMUNICATOR

September 2020

## **Board Matters**

The Annual Board meeting was held August 27, 2020 @ 6.30pm at the Clubhouse. The Annual meeting is to elect Board members for a two-year term. This year there were three board positions open and there was a total of seven residents running for the Board. Dave Basinger, Donna Schultz, and Jim Cole were seeking re-election. Victoria Plemmons, Deborah Nacimiento, Jason Warren and Harry Hooker were seeking election.

The Board members elected were Dave Basinger, Donna Schultz and Jim Cole. They are looking forward to continuing to serve Woodland Hills, and invite those that showed an interest in running for the board to continue their interest, and come to the board meetings.

The next scheduled monthly board meeting will be held September 24, 2020 at 3.00pm at the Clubhouse. This meeting will be open, there will be limited seating and a mask is required.

The Board agreed to schedule quarterly evening for those that would like to attend the meetings and can't make the 3.00pm meeting time starting January 28, 2021 at 6.30pm. The Board invites all residents that have a concern, questions, or suggestions. For those that have items they would like addressed please put them in writing, and give them to Debbie, at least two weeks prior to the scheduled meeting so it will be on the agenda. If you have a complaint regarding maintenance issues call or email Debbie anytime.

The Board discussed leaving the pools open for a while longer they will remain open for the next three weeks depending on the weather, and the chlorine supply. Please enjoy your pool time, and comply with the CDC guidelines and pool rules.

Property Care is currenting working on decks in the back of buildings 34,36 & 38. They should be starting on building 32 front at the end of September weather permitting. The new decks will be painted next year. Please review the patio guidelines when putting your items back.

The Board was asked if Woodland Hills would bring recycling to the community. In the July newsletter we asked if residents were interested in recycling and we haven't received much interest so we are asking one more time if you are interested please contact the office.

**Welcome New Residents! Please stop by the on-site office for your parking sticker**, and your pool card if you didn't get one at closing. Pool cards are \$15.00, lost cards are \$50.00 check or money order made out to Woodland Hills. There is no charge for parking stickers. Contact Debbie Sumner at 859-441-0831 or [woodlandhills41071@gmail.com](mailto:woodlandhills41071@gmail.com) Hours are 8.00am to 4.00pm Monday thru Thursday if you are unable to reach me please leave a message. I will return your call in the order I receive it. I am not always in the office; I could be out on the property.

### **Financial Report for:**

**July 2020**

Income:	YTD	\$326,799.38
Expenses:	YTD	\$335,302.99
Bank Balance Operating Account:		\$163,655.27
Reserve Account Balance:		\$ 654,458.96

Year to date expenses that have been paid from reserve account total \$351,743.26

**Debbie's Corner:** I am currently working on property inspections throughout the property I currently have over 66 violations noted. This does take some time due to the number of units we have (408). **The main reason for this is to keep your property values increasing.** It is important that you have good blinds, window screens and clear glass on your windows & patio door. It is also important to keep your patios clean. Please review your Woodland Hills Patio & Window Guidelines and make necessary corrections. This will save time, and keep you from getting a violation notice! If you see something please let me know!

The Board received a letter from The City of Southgate regarding our beautiful entrance. It is an honor for our property to be recognized for its colorful landscape & beauty! The credit for all of this work definitely goes to Dave Basinger, and Gail Rachford for all of their hard work. The Southgate Park and Tree Board has extended an invitation to anyone that would be interested in getting involved in the activities of the Park and Tree Board.

**Parking: PLEASE \*\*** Please get your Woodland Hills parking sticker for your vehicles. We have complaints of residents not being able to park near their building. Without stickers on resident cars, it is difficult to determine if you are a visitor or resident and are parking improperly. Please be a part of the solution! Expired license plate tags are also a problem, we consider these cars abandoned...some expired in 2019. I know some of the expired licenses are because of the BMV being closed for Covid but you can get them online. You will be tagged for expired license.

Don't get upset if your vehicle is tagged contact me. I will be happy to get you a sticker, and there is no charge. If your vehicle gets towed it is a big charge \$\$\$\$\$. Vehicles that are not operable or stored will be towed from the property. The parking is for residents. If you know of a vehicle that is not operable report it please. We started posting flyers on vehicles, second notice will be a violation notice, and third will be a final notice, fines & towing.

No trucks, vans or large SUVs should be parked on the building side, handicapped spots are exceptions.

Please park away from the curb so rainwater can reach the storm sewer and not jump the curb.

**Reminders:** If your mailbox and/or outside intercom does not have a name or the correct name, please let us know. We will change for you.

All pets must be leashed outside of your unit. Southgate has a leash law and it applies for Woodland Hills.

The patio areas are not for pet use. Please curb your pets on the dumpster side. We ask this to protect the landscaping which is very costly to replace.

You must pick up after your pets 100% of the time, it is a **finable offense.** Pet stations with bags and a receptacle are available on the dumpster side.

No pit bulls are allowed in the City of Southgate. This is a City requirement and a Woodland Hills Rule.

### **Important Numbers**

Towne Properties:	Nancy Caywood	291-5858	24-hr emergency
Towne Properties:	emergency	291-5858	
President,	Judy McDowell	781-6715	
Vice President,	Dave Basinger		
Secretary,	Jim Cole		
Treasurer ,	Donna Schultz		
Member at Large,	Jim Kasper		
On-Site Coordinator,	Debbie Sumner	441-0831	
Email:	<a href="mailto:woodlandhills41071@gmail">woodlandhills41071@gmail</a>		