

Woodhaven HOA  
Violations Follow Up Audit Report  
Fine Notice (39)  
Inspected January 15 - February 11, 2026

Violation	Fine	Date of First Warning	Remediation	Remediation Allowance	Potential Additional Fine
Broom, dust pan, ice chest, cleaning supplies, trash bag with leaves, empty plant pots and cake cover on patio	\$100	12/8/2025	Remove disallowed items from patio or store in enclosed storage container; plant live plant/bulb or artificial plant in plant pots or remove from patio	15 days	\$200
Storm door, paint cans, ladder, scrap lumber and other loose items stored on patio	\$100	12/8/2025	Remove from patio or store in enclosed storage container	15 days	\$200
Plant hanger attached to hardiboard on patio	\$100	12/8/2025	Remove and repair/paint hardiboard	15 days	\$200
Carpet, trash can, fan blade stored on patio	\$100	12/8/2025	Remove from patio	15 days	\$200
Ice chest, open shelving stored on balcony	\$100	12/8/2025	Remove from balcony	15 days	\$200
Above ground planter box, empty plant pots, plant pots with live plants and brush and dust pan are too close to A/C compressors	\$100	12/8/2025	Remove above ground planter box; relocate plant pots with live plants and ensure they do not interfere with landscapers; plant live plant/bulb or artificial plant in plant pots and ensure they do not interfere with landscapers or remove; remove brush and dust pan	15 days	\$200
Many loose and unallowed items on patio (gas can, fan, trash can, dust pan)			Store in enclosed storage containers or remove from patio	15 days	\$200
Large trash can, dirty towels, leaves and a large sheet of tile stored on patio	\$100	12/8/2025	Remove disallowed items from patio or store in enclosed storage container; clean up leaves on patio	15 days	\$200
Tile stacked on patio	\$100	12/8/2025	Store in enclosed storage containers or remove from patio	15 days	\$200
Wood planks covering patio floor			Remove from patio		
Broom, dust pan, cinder block and other loose items stored on patio	\$100	12/8/2025	Store in enclosed storage container or remove from patio	15 days	\$200
Cleaning products, paint cans, walker, brooms, dust pan, leaves and boxes of tile on patio	\$100	12/8/2025	Store in enclosed storage container or remove from patio; clean up leaves from patio	15 days	\$200
Plant hanger attached to hardiboard on patio	\$100	12/8/2025	Remove and repair/paint hardiboard (ask for assistance from AMGI if needed)	15 days	\$200
Clothes drying racks (2) on patio			Remove from patio		
Old plank flooring in trash can on patio	\$100	12/8/2025	Remove trash can from patio	15 days	\$200
Window screen stored on patio; leaves on patio	\$100	12/8/2025	Remove from patio; clean up leaves on patio	15 days	\$200
Loose items on balcony	\$100	12/8/2025	Store in enclosed storage container or remove from balcony	15 days	\$200
Broom and empty plant pots stored on patio	\$100	12/8/2025	Plant pots with live plant/bulb or artificial plant, store in enclosed storage container or remove from patio	15 days	\$200
Trash bag and bamboo stored on patio	\$100	12/8/2025	Remove from patio	15 days	\$200
Some type of propane lamp or lantern stored on balcony	\$100	12/8/2025	Remove from balcony	15 days	\$200
Empty plant pots stored on balcony			Plant live plant/bulb or artificial plant or remove		
Open shelving with empty plant pot stored on balcony	\$100	12/8/2025	Open shelving is only for plant pots with live plant/bulb or artificial plant. Plant live plant/bulb or artificial plant or remove empty pot plant.	15 days	\$200
Birdhouse stored on balcony			Remove		
Stack of tiles stored on balcony	\$100	12/8/2025	Remove		

Violation	Fine	Date of First Warning	Remediation	Remediation Allowance	Potential Additional Fine
There is a loose cable dangling by the front door (it is looped over the entrance light fixture).	\$100	12/8/2025	This is a safety issue and needs to be attached to wood (not hardboard) or removed	15 days	\$200
Shovel and empty plant pots on patio	\$100	12/8/2025	Store in closed container or remove from patio	15 days	\$200
Empty plant pots adjacent to front entrance porch	\$100	12/8/2025	Plant live plant/bulb or artificial plant or remove	15 days	\$200
(2) empty plant pots on patio	\$100	12/8/2025	Store in closed container or remove from patio; plant live plant/bulb or artificial plant or remove from patio	15 days	\$200
Table on 1st level landing	\$100	12/8/2025	Remove from 1st level landing	15 days	\$200
Empty plant pots on balcony			Plant live plant/bulb or artificial plant, store in closed container or remove from balcony		
Window screen stored on 3rd level landing	\$100	12/8/2025	Remove from 3rd level landing		
Welcome sign attached to hardboard on front porch	\$100	12/8/2025	Remove and repair/paint hardboard	15 days	\$200
Loose items on patio including a broom and dust pan; items stored in cardboard box on patio			Place in a closed container or remove from patio		
Can of Raid stored on balcony	\$100	12/8/2025	Remove	15 days	\$200
Front storm door does not latch	\$100	12/8/2025	Repair storm door so that it latches or remove	15 days	\$200
Retaining wall blocks and bricks stored under stairwell and near entrance porch; debris under stairwell			Remove		
Loose items on balcony	\$100	12/8/2025	Place in closed container or remove	15 days	\$200
Empty plant pot and loose floor tiles stored on patio	\$100	12/8/2025	Place in closed container or remove	15 days	\$200
Several empty plant pots stored on balcony	\$100	12/8/2025	Place in a closed container or remove from balcony	15 days	\$200
Empty plant pots, chair and table stored on entrance porch/under stairwell	\$100	12/8/2025	Plant live plant/bulb or artificial plant in empty plant pots or remove; remove chair and table	15 days	\$200
Numerous loose items and unallowed items stored on patio			Place in closed containers or remove		
Scrap lumber stored between patio fence and shrubs			Remove		
Birdhouse hung on porch light fixture			Remove		
Blue tape on windows; window blinds in disrepair			Remove; repair		
Piece of tree trunk stored on balcony	\$100	12/8/2025	Remove	15 days	\$200
Storm door on patio does not appear to latch	\$100	12/8/2025	Repair storm door so that it latches or remove	15 days	\$200
Floor moulding stored on the patio (covered with tarp)	\$100	12/8/2025	Remove	15 days	\$200
Plant hanger attached to wood post by front door	\$100	12/8/2025	Remove and repair/paint wood post	15 days	\$200
Artwork attached to hardboard on balcony	\$100	12/8/2025	Remove and repair/paint hardboard	15 days	\$200
Open shelving and (2) rocks stored on balcony			Place potted plants on open shelving or remove from balcony; remove rocks from balcony		
Loose items on patio	\$100	12/8/2025	Place in closed storage container on patio or remove	15 days	\$200
A few loose items on balcony	\$100	12/8/2025	Place in closed storage container on balcony or remove	15 days	\$200
Open shelving on balcony with no plants			Place potted plants on open shelving or remove from balcony		