



# 2026 WOII HOA Annual Meeting



*Whispering Oaks II*

HOA · POOL · RECREATION CENTER

# Meeting Agenda



## WOII HOA Annual Meeting Agenda Saturday, June 13, 2026

10am

- |  |                       |
|--|-----------------------|
| 1. Call to Order                                   | President             |
| 2. Determination of Quorum                         | President & Secretary |
| 3. Presentation of 2025 Annual Meeting Minutes     | Secretary             |
| a. Motion to <u>approve</u> (cast vote on ballot)  |                       |
| 4. 2025-2026 Treasurer's Report                    | Treasurer             |
| 5. Presentation of 2026-2027 Budget                | Treasurer             |
| a. Motion to <u>approve</u> (cast vote on ballot)  |                       |
| 6. Amendments to C&R's - Section 2.3 Sheds         | President             |
| a. Review proposed amendment (cast vote on ballot) |                       |
| 7. Election of Board Members                       | President             |
| a. Introduction of <u>nominees</u>                 |                       |
| b. Motion to approve (cast vote on ballot)         |                       |
| 8. Collection and Tally of Ballots                 | Counting Committee    |
| 9. Director Updates                                |                       |
| a. Facilities - Katie Unruh                        |                       |
| b. C&R - Bill Moser                                |                       |
| c. Communications - John Rice                      |                       |
| d. Pool - Shawn Otto                               |                       |
| e. Events - Martyna Warren & Megan Taulbee         |                       |
| f. Special Projects - Jason Greenwell              |                       |
| 10. Open Discussion                                |                       |
| 11. Presentation of results and new board members  | Secretary             |
| 12. Adjourn  |                       |

### Join Zoom Meeting

<https://us06gweh.zoom.us/j/7674542975?pwd=SkhNcGd0THJlSHpCR0skVTWpRWXV0Zz09>

Meeting ID: 767 454 2975 Passcode: 6434

Audio Only, Toll Free: 1 (253) 205-0468

### ZOOM LOG IN



**Whispering Oaks II**  
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# Quorum

## 2026 Annual HOA Meeting Voting Thresholds

- Quorum is required before any HOA business can officially occur. Quorum is classified as 40% of all households. There are 298 households, which means the minimum participation for quorum is 120 households.
- Majority vote is required for any regular vote to pass, such as the budget and meeting minutes. This would be 51% or more of the votes cast. If 120 households participate, 61 approve votes will be required to pass.
- For an amendment to the C&R's, 2/3<sup>rd</sup> of the participants at the meeting must approve of the proposed amendment. If 120 households participate, 80 approve votes will be required to pass.
- Board members are chosen by the number of votes received. The board members with the most votes will receive the open positions.



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# 2025 Minutes

1. Call to Order @ 10:02 a.m. by John Rice, HOA President
  2. Determination of Quorum
    - a. Cheryl Graham, acting HOA Secretary, confirmed there was a quorum present – 142 – minimum needed is 115, we have 287 households total.
    - b. Residents online: 1 person
    - c. Residents in person: 26 households
    - d. Early vote: 71 (hard copy) 45 (online) = 116 total
  3. Reading of 2024 Annual Meeting Minutes
    - a. Motion to approve as written and read (cast vote on ballot)
    - b. 1<sup>st</sup>: Nikki Greenwell
    - c. 2<sup>nd</sup>: Stacey Donnelly
  4. 2024-2025 Treasurer's Report
    - a. Nikki Hollis, HOA Treasurer, presented the 2024-2025 budget vs. actual expenses
      - i. Numbers also include income from Whispering Oaks I
      - ii. Overages not expected to continue – purchase of quick books, service fireplace and clubhouse, billing difference in opening of the pool (the way the pool man invoices)
    - b. Discussion:
      - i. How much overage do we expect? Around \$4,000.
      - ii. How many WO I residents are expected? Nine expected (six homes participated) this income will go toward capital expense budget. The HOA Board voted in April 2023 to allow ten households to join at \$500. Why did we do this? As a way to raise revenue for capital expense in order to not raise dues.
  5. Presentation of 2025-2026 Budget
    - a. Nikki Hollis, HOA Treasurer, presented
      - i. 287 homes with 275 neighbors at \$300 for income, (Backed out Board members)
    - b. Discussion:
      - i. Motion by Greg A. to amend line 6 pumphouse under other expenses to be review with neighborhood before any expense taken.
      - ii. Voted taken on Greg A motion on line item 6 of the treasurer's report under other expenses 17 – yes 18 – no. No review will be needed from the neighborhood on line item 6, if the money is not used during the year, it will not be used for anything else
      - iii. Additional line items were added – late fees and pool parties
      - iv. New couches – decision not to replace currently
      - v. Larry questioned the reason for reducing HOA dues – at this time we have no solid plans for the expansion \$10K for expansion was what was done in the past
  6. Director Updates
    - a. Facilities – Katie Unruh – Katie introduced herself and talked about the great room, key cards, and scheduling. Katie mentioned that each house should have 2 cards and talked about key card types and requested any purple lettering cards should be traded in, talked about \$10 for more cards. Info on Great Room Reservations. Katie mentioned that the extended use of the outside area is NOT included in the reservation. Katie talked about pool parties for the summer which include rental on weekends from 6pm-8pm that cost is \$200 non-refundable. There was 1 last year and 2 confirmed for this year. Katie went over number of great room reservations and high demand months June and December..get your reservations in early! Katie talked about the 2 rentals a year but also explained if the Great Room is open and you have already used your 2 rentals you will not be turned down. Radio is now working in the Great Room. We have also changed cleaning services for the clubhouse. Katie also mentioned she is auditing the key card usage quarterly to ensure the key cards match the current homeowners. It's nice when the previous owners leave their key cards, but we need to update them as well as have the new owners sign the waivers. If they do not match the key cards will be deactivated. Katie also added planters around the clubhouse to match the ones at the entrances. Last fall a new key card reader was installed so no longer have to get a master key, and permanent lighting was added to the clubhouse – we also will be adding permanent lighting to the back as well.
    - b. C&R – John Rice – HOA President gave the update for Mike Smith. The majority of the violations are trash cans, parking and lawn growth. Talked about everyone needs to read the C&R on the website and become familiar with the rules. He talked about we as a neighborhood is the HOA not just the members on the board. Sometimes maybe we can just go talk to our neighbor. If you see something, take a picture, fill out the form on the website and submit the violation. Letters are sent by email, if email is on file. 1<sup>st</sup> notice, most of the time this resolves the issue, if not, a 2<sup>nd</sup> notice is sent.
    - c. Communications – Mellanie "MJ" Hunter – MJ introduced herself she talked about the new text messaging and the website. The different ways to get communication, text messages, email and website.
    - d. Pool – Shawn Otto – Shawn introduced himself and acknowledge Nikki Greenwell and Cheryl Graham of the pool crew. Shawn explained Health Dept regulations of pool being checked twice a day for chemicals. If we had the Pool Man come out to service our pool that would be \$130 per visit and is needs checked at least twice a day if no issues. Shawn talked about getting 10 new loungers and a new metal table and 4 chairs. Thanks to Jason Greenwell for helping by putting together the table and chairs. Someone asked about signage foul language and excessive horseplay by teenagers at the pool. The age is 14 years of age without an adult. A discussion about maybe having a talk with the individuals acting out. If it is something that is out of hand, we do have cameras located by the gate and on the pumphouse.
    - e. Events – Martyna Warren – Martyna talked about the good turn outs for Sweets with Santa, and Friday Food Trucks, along with the upcoming movie night and summer party to include more of the neighborhood.
    - f. ACC – Jason Lewis – Jason mentioned that when submitting request for approval to attach pictures, drawings, etc. needed for the request. Please review the HOA guidelines when submitting request for approval
  7. Election of Board Members – There are 10 open positions to be filled – (4) 3 year terms, (3) 2 year terms, (3) 1 year term.
    - a. Introduction of nominees – All candidates completed an introduction and a brief reason for wanting to join the board.
    - b. Motion to approve (cast on ballot)
  8. Collection and tally of Ballots
    - a. There are 4 questions on the ballot, below are the results.
      - i. Are you in favor of approving the 2024 annual meeting minutes?  
138 voted yes; 4 voted no; motion approved
      - ii. Are you in favor of approving the 2025-2026 proposed budget?  
112 voted yes; 26 voted no; motion approved
      - iii. Are you in favor of reviewing the current C&R in regards to above ground pools?  
56 voted yes; 88 voted no; motion denied
      - iv. Are you in favor of reviewing the current C&R in regards to shed restrictions?  
87 voted yes; 59 voted no; motion approved
      - v. Checkmark or write in up to five board members  
  
Janie Cunningham  
  
Kerri Dehn  
  
Cheryl Graham  
  
Jason Greenwell  
  
Nikki Hollis
  9. Presentation of results and new board members – the following board members were elected:
    - a. Janie Cunningham (2 year term) – 88 votes
    - b. Kerri Dehn (3 year term) – 94 votes
    - c. Cheryl Graham (1 year term) – 83 votes
    - d. Jason Greenwell (3 year term) – 94 votes
    - e. Nikki Hollis (2 year term) – 88 votes
    - f. Tracy Lockhart (2 year term) – 93 votes
    - g. Connie Moser (3 year term) – 95 votes
    - h. Megan Taubee (1 year term) – 87 votes
    - i. Katie Unruh (3 year term) – 94 votes
    - j. Martyna Warren (1 year term) 84 votes
    - k. Thank you to the following residents for counting and tallying the votes:
      - i. Nikki Greenwell
      - ii. Greg A.
      - iii. Stacey Donnelly
      - iv. Jeff Wigginton
      - v. Larry
      - vi. Cheryl Graham, acting HOA secretary, oversaw the counting and tallying and then certified the results.
  10. Adjourn - @ 11:52 a.m.
    - a. 1<sup>st</sup>: Chris Hardin
    - b. 2<sup>nd</sup>: Katie Unruh
- Tracy Lockhart  
Connie Moser  
Megan Taubee  
Katie Unruh  
Martyna Warren



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# Please cast vote on ballot! #1

Are you in favor of approving the 2025 annual meeting minutes?



## Whispering Oaks II HOA Election Ballot

### Annual Meeting

June 13, 2026 at 10 AM



- You may vote by (1) voting online using the information on the label (see above right); (2) drop-off this paper ballot in the Clubhouse mailbox at 6434 21st Century Drive, or (3) submitting this ballot in person during the meeting.
- Ballots submitted online or dropped-off early in the mailbox must be received by 5pm on Friday, June 12, 2026.
- Ballots submitted in person will be collected and counted during the meeting along with the online and early dropped-off ballots.
- No photocopies of this ballot will be accepted. One (1) vote is allowed per household. If both paper and online votes are received for the same household, the one received first will be counted as your vote.
- To vote online, go to [ehallot.io/wo2club/login.cfm](https://ehallot.io/wo2club/login.cfm) and enter your unique Username and Password on the label above.
- **If you already used and changed your unique password, you must use the new password you created as the generic one above will no longer work.**

(1) Are you in favor of approving the 2025 annual meeting minutes?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(2) Are you in favor of approving the 2026-2027 proposed budget? <i>(\$300/annual dues per household)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(3) Are you in favor of the proposed amendment to the C&R's to replace section 2.5 with new language and new shed restrictions? <i>(details found online)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

(4) Select or write in up to four (4) board candidates.	
<input type="checkbox"/> Molly Dabrinze	<input type="checkbox"/> John Rice
<input type="checkbox"/> Trevor Magruder	<input type="checkbox"/>
<input type="checkbox"/> Matthew Montgomery	<input type="checkbox"/>
<input type="checkbox"/> Kacey Reynolds	<input type="checkbox"/>

All relevant documents and candidate info can be reviewed in advance at <https://wo2clubhouse.com/annual-meeting>.



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# 2025-2026 Treasurer Report



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## Whispering Oaks II Recreation Center Profit & Loss Budget vs. Actual June 2025 through May 2026

	Jun '25 - May 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
2023 Dues	325	0	325	100%
2024 Dues	97	0	97	100%
2025 Dues	82,525	84,000	-1,475	98%
2025 Dues WO1	3,000	3,000	0	100%
2025 Pool Party	1,100	500	600	220%
Late Fees	1,210	650	560	186%
<b>Total Income</b>	<b>88,257</b>	<b>88,150</b>	<b>107</b>	<b>100%</b>
<b>Gross Profit</b>	<b>88,257</b>	<b>88,150</b>	<b>107</b>	<b>100%</b>
<b>Expense</b>				
Annual Meeting Expenses	1,182	855	327	138%
Bank Fees	26	100	-74	26%
Clubhouse Furniture & Equipment	750	750	0	100%
Clubhouse Supplies	2,727	3,700	-973	74%
Common Area Expansion	0	10,000	-10,000	0%
Computer Expenses	1,022	1,000	22	102%
Insurance Expense	3,816	4,000	-184	96%
Janitorial Expense	8,320	8,320	0	100%
Key Card Security System	59	1,000	-941	6%
Landscaping and Groundskeeping	6,175	8,000	-1,825	77%
Lien Fees	-39	75	-114	-52%
Neighborhood Events	5,002	5,500	-498	91%
Office Supplies	438	650	-212	67%
Pool Furniture & Equipment	5,382	4,000	1,382	135%
Pool Supplies & Service	11,151	12,000	-849	93%
Pool Water Testing	1,260	1,300	-40	97%
Postage and Delivery	719	400	319	180%
Professional Fees	2,124	1,500	624	142%
<b>Repairs and Maintenance</b>				
Exterior Door (Front)	6,500	6,500	0	100%
General Repairs & Maintenance	940	1,800	-860	52%
HVAC Repairs & Maintenance	191	250	-59	77%
Parking Lot Repairs & Maintenance	0	250	-250	0%
Plumbing Repairs & Maintenance	0	250	-250	0%
Pool Maintenance	484	500	-16	97%
<b>Total Repairs and Maintenance</b>	<b>8,115</b>	<b>9,550</b>	<b>-1,435</b>	<b>85%</b>
<b>Utilities</b>				
Electric	5,216	5,900	-684	88%
Sewer	5,120	2,600	2,520	197%
Telephone Expense	1,390	1,450	-60	96%
Water	3,109	2,200	909	141%
<b>Total Utilities</b>	<b>14,835</b>	<b>12,150</b>	<b>2,685</b>	<b>122%</b>
Website	0	500	-500	0%
Weeds/Bugs Control	0	550	-550	0%
Workout Center Equipment	2,329	2,250	79	104%
<b>Total Expense</b>	<b>75,393</b>	<b>88,150</b>	<b>-12,757</b>	<b>86%</b>
<b>Net Ordinary Income</b>	<b>12,864</b>	<b>0</b>	<b>12,864</b>	<b>100%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest Income	61	0	61	100%
Reserve Excess Funds	0	45,750	-45,750	0%
<b>Total Other Income</b>	<b>61</b>	<b>45,750</b>	<b>-45,689</b>	<b>0%</b>
<b>Other Expense</b>				
Capital Improvements				
Exterior Doors (Rear)	6,475	6,500	-25	100%
Lighting Upgrades	705	750	-45	94%
Pump House Reconstruction	0	35,000	-35,000	0%

Page 1

## Whispering Oaks II Recreation Center Profit & Loss Budget vs. Actual June 2025 through May 2026

	Jun '25 - May 26	Budget	\$ Over Budget	% of Budget
Roof Repair	2,821	3,500	-679	81%
<b>Total Capital Improvements</b>	<b>10,002</b>	<b>45,750</b>	<b>-35,748</b>	<b>22%</b>
<b>Total Other Expense</b>	<b>10,002</b>	<b>45,750</b>	<b>-35,748</b>	<b>22%</b>
<b>Net Other Income</b>	<b>-9,941</b>	<b>0</b>	<b>-9,941</b>	<b>100%</b>
<b>Net Income</b>	<b>2,923</b>	<b>0</b>	<b>2,923</b>	<b>100%</b>

# 2025-2026 Balance Sheet

**Whispering Oaks II Recreation Center**  
**Balance Sheet**  
As of May 31, 2026

	May 31, 26
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
First Financial Bank	5,305
First Financial Savings	68,967
<b>Total Checking/Savings</b>	<b>74,271</b>
Accounts Receivable	
Accounts Receivable	5,447
<b>Total Accounts Receivable</b>	<b>5,447</b>
<b>Total Current Assets</b>	<b>79,718</b>
Fixed Assets	
Land-New Lot Purchase	50,000
<b>Total Fixed Assets</b>	<b>50,000</b>
<b>TOTAL ASSETS</b>	<b>129,718</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	-113,898
Retained Earnings	239,285
Net Income	4,331
<b>Total Equity</b>	<b>129,718</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>129,718</b>



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# 2026-2027 Proposed Budget

Whispering Oaks II Recreation Center  
2026-2027 Proposed Budget  
June 2026 through May 2027

	Jun '26 - May 27
Ordinary Income/Expense	
Income	
2026 Dues	87,000
2026 Dues WO1	2,000
2026 Pool Party	700
Late Fees	600
<b>Total Income</b>	<b>90,300</b>
Gross Profit	90,300
Expense	
Annual Meeting Expenses	1,000
Bank Fees	100
Clubhouse Furniture & Equipment	750
Clubhouse Supplies	3,300
Common Area Expansion	15,000
Computer Expenses	500
Insurance Expense	4,100
Janitorial Expense	8,320
Key Card Security System	500
Landscaping and Groundskeeping	8,500
Lien Fees	80
Neighborhood Events	5,500
Office Supplies	650
Pool Furniture & Equipment	4,500
Pool Supplies & Service	13,500
Pool Water Testing	1,450
Postage and Delivery	800
Professional Fees	1,500
Repairs and Maintenance	
General Repairs & Maintenance	2,000
HVAC Repairs & Maintenance	250
Parking Lot Repairs & Maintenance	250
Plumbing Repairs & Maintenance	250
Pool Maintenance	500
<b>Total Repairs and Maintenance</b>	<b>3,250</b>
Utilities	
Electric	6,000
Sewer	3,000
Telephone Expense	1,450
Water	3,000
<b>Total Utilities</b>	<b>13,450</b>
Website	500
Weeds/Bugs Control	550
Workout Center Equipment	2,500
<b>Total Expense</b>	<b>90,300</b>
Net Ordinary Income	0
Net Income	<b>0</b>



# Please cast vote on ballot! #2

Are you in favor of approving the 2026-2027 proposed budget?  
(\$300/annual dues per household)



## Whispering Oaks II HOA Election Ballot Annual Meeting June 13, 2026 at 10 AM



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- If you already used and changed your unique password, you must use the new password you created as the generic one above will no longer work.

(1) Are you in favor of approving the 2025 annual meeting minutes?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(2) Are you in favor of approving the 2026-2027 proposed budget? <i>(\$300/annual dues per household)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(3) Are you in favor of the proposed amendment to the C&R's to replace section 2.5 with new language and new shed restrictions? <i>(details found online)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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<input type="checkbox"/> Molly Dabrinze	<input type="checkbox"/> John Rice
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<input type="checkbox"/> Kacey Reynolds	<input type="checkbox"/>

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# Shed Restrictions Amendment to C&R's

## Location

- Must be placed **behind the back of your home** in the rear yard.
- Must meet all required **setbacks** (minimum 5 feet from property lines unless city code requires more).
- You **cannot add a driveway or paved extension** to access the shed.

## Size & Height

- Maximum height: **9 feet** (from base to roof peak).
- Maximum size: **6% of your home's total square footage**.
- Must comply with local building codes.

## Foundation

- A **concrete slab (minimum 4") is required**.
- Pre-made sheds on skids are allowed, but the bottom must be properly trimmed or enclosed to prevent pests and gaps.
- No sheds on stilts or elevated supports.

## Doors

- Residential-style doors are preferred.
- Shed-style doors are allowed if they **securely close and latch** to prevent pests and weather intrusion.
- Roll-up commercial doors are not permitted.

## Appearance & Materials

- Must **match your home's primary exterior color**.
- Roof must coordinate with your home; **metal roofing is allowed** if it complements the house.
- Allowed siding materials: **wood, fiber cement (Hardie-board), or brick**.
- Plastic, metal, or resin sheds are not allowed.
- The style must complement your home — no barn or agricultural-style sheds.

## Use & Maintenance

- Storage only — **no living, offices, or businesses**.
- No storing tools, materials, or debris outside the shed.
- Must be kept in good repair at all times.
- No equipment that creates ongoing noise or disturbance to neighbors.

## Utilities & Lighting

- Electrical or plumbing must be properly permitted and installed underground.
- Lighting must be directed downward and not spill onto neighboring properties.

## Drainage

- Shed placement cannot cause water runoff issues for neighbors.
- Any grading changes must be approved by the HOA before work begins.



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# Storage Shed Detailed Restrictions Proposed Amendment

## WOII ACCESSORY STORAGE SHEDS — STANDARDS & APPROVALS

### Detailed Restrictions

**MAJORITY VOTE FROM NEIGHBORHOOD REQUIRED TO BECOME AN AMENDMENT**

#### 1. PURPOSE

The purpose of this standard is to maintain neighborhood aesthetics and protect property values while allowing residents the flexibility to add functional, attractive, well-built, and well-maintained accessory storage sheds.

#### 2. DEFINITION & ARCHITECTURAL STYLE

An **Accessory Storage Shed ("Shed")** is defined as a detached, single-story accessory structure used solely for residential storage (not habitation), constructed on a permanent concrete slab or approved base, and designed to be compatible with the architectural character of the home and surrounding neighborhood.

##### 2.1 Door Style

Residential-style entry doors (single, double, or French-door-type residential entry doors) are preferred. Shed-style doors are permitted; however, they must be constructed and installed in a manner that allows the doors to securely close and latch to prevent pest intrusion and weather infiltration. Roll-up commercial-style doors remain prohibited.

##### 2.2 Architectural Compatibility

The shed's overall style, roofline, proportions, and finishes must complement the home's architecture and the surrounding neighborhood character. Agricultural or barn-style structures are not compatible and will not be approved.

#### 3. LOCATION REQUIREMENTS

##### 3.1 Rear Yard Placement

Sheds must be located entirely within the rear yard behind the back of the residence, not to exceed towards the front of the property from the back of the residence.

##### 3.2 Setbacks

Sheds must comply with all local zoning setback requirements and utility easements. Under no circumstance shall a shed be located closer than five (5) feet to any property line unless local code requires a greater setback.

##### 3.3 Access Paving Prohibited

No additional driveway, paved extension, or secondary paved access may be installed to reach the shed. Extending a driveway from the front or side of the home to access the structure is not permitted.

#### 4. SIZE & HEIGHT LIMITATIONS

##### 4.1 Maximum Height

The total structure height, measured from the top of the concrete slab (or approved base) to the highest point of the roof ridge, shall not exceed **nine (9) feet**.

##### 4.2 Maximum Footprint

The shed footprint must comply with local building code requirements and remain proportionate to the lot and home.

The total square footage of the shed shall not exceed **six percent (6%) of the primary residence's total square footage** (for instance, a 2,000 square feet residence would allow a maximum of 120 square feet, or 10x12 shed size).

pg. 2

**MAJORITY VOTE FROM NEIGHBORHOOD REQUIRED TO BECOME AN AMENDMENT**

#### 5. FOUNDATION REQUIREMENTS

##### 5.1 Concrete Slab

A permanent concrete slab foundation is required. The slab must be a minimum of four (4) inches thick, constructed on a compacted base, and properly anchored according to applicable city code or manufacturer specifications.

##### 5.2 Pre-Manufactured Structures & Skids

Pre-manufactured sheds installed on skids are permitted.

However, appropriate accommodations must be made along the bottom perimeter of the structure — such as trim, skirting, or other finished enclosure methods — to prevent pest habitation, moisture intrusion, and visible gaps beneath the shed.

Accessory structures may not be elevated on stilts, blocks or similar supports.

#### 6. ARCHITECTURE, MATERIALS & COLORS

##### 6.1 Color Requirement

The shed must match the home's primary exterior color. Trim and accent colors must complement the existing home trim. Brick matching is not required; however, all colors must be harmonious with the home's exterior palette.

##### 6.2 Roofing

Roofing must coordinate with the home in color and overall residential appearance. **Metal roofing is permitted**, provided the color complements the home and maintains a residential aesthetic.

##### 6.3 Exterior Materials

Exterior wall materials may include **wood, hardie-board siding (fiber cement), or brick**; provided the structure presents a finished residential appearance and complements the architectural style of the home. Vinyl or resin plastic siding is not permitted.

All wood siding must be properly sealed, painted or finished, and protected against rot, moisture damage, and deterioration.

Plastic, metal, or resin storage structures are not permitted.

##### 6.4 Windows (Optional)

If windows are included, they must reflect the home's window style and finish.

#### 7. APPEARANCE & MAINTENANCE

##### 7.1 Exterior Storage Prohibited

Construction supplies, tools, lawn equipment, materials, or debris may not be stored or left outside of the shed structure.

##### 7.2 Ongoing Maintenance

Sheds must be maintained in good repair at all times. This includes maintaining paint, finishes, roofing, structural integrity, and overall appearance free from deterioration, mold, rust, or damage.

##### 7.3 Clean Surrounding Area

The area surrounding the shed must remain neat and free of clutter, debris, or accumulated materials.

#### 8. PROHIBITIONS & RESTRICTIONS

##### 8.1 Temporary Structures

Fabric, tent, metal carport-style, or prefabricated plastic shelters are not permitted.

##### 8.2 Noise-Producing Equipment

pg. 3

**MAJORITY VOTE FROM NEIGHBORHOOD REQUIRED TO BECOME AN AMENDMENT**

No installation or ongoing use of machinery, compressors, generators, large ventilation systems, or similar equipment that creates sustained noise, vibration, or disturbance detectable from neighboring properties is permitted. Brief, occasional residential use of hand or power tools for normal homeowner activities is allowed, provided it does not create a nuisance.

##### 8.3 Utilities

Sheds shall not be used for habitation or residing of any kind.

Any electrical or plumbing installations must be properly permitted, inspected, and installed underground in accordance with local code.

##### 8.4 Lighting

Exterior lighting must be shielded, directed downward, and comply with existing Covenants & Restrictions regarding exterior lighting. Light spillover onto neighboring properties is not permitted.

##### 8.5 Permitted Use

Sheds are for **storage purposes only**. Use as an office, commercial space, business operation, or residence is prohibited.

#### 9. DRAINAGE & GRADING

Sheds must be positioned and graded to ensure that stormwater runoff does not negatively impact neighboring properties.

Any grading or drainage modifications must be submitted to and approved by the HOA in accordance with existing Covenants & Restrictions prior to commencement of work.

#### 10. APPROVAL PROCESS

##### 10.1 Prior Approval Required

Written HOA approval is required prior to construction or installation.

##### 10.2 Submission Requirements

Homeowners must submit:

- Site plan showing proposed shed location behind the residence
- Elevation drawings showing overall height and dimensions
- Exterior materials and color selections
- Door specifications
- Roofing specifications
- Foundation or base details

##### 10.3 Permits

Any required city or county building permits must be obtained in addition to HOA approval.

#### 11. NON-COMPLIANCE

Any shed installed without approval or not in compliance with these standards may be subject to enforcement action, including fines, required modification, or removal at the homeowner's expense.

pg. 4

**MAJORITY VOTE FROM NEIGHBORHOOD REQUIRED TO BECOME AN AMENDMENT**



*Whispering Oaks II*

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# Shed Restrictions Amendment to C&R's

## **PROPOSED AMENDMENT TO DECLARATION OF RESTRICTIONS**

The Lot Owners, pursuant to Article I, Section A, as it relates to amended Article VIII, Section 8.1(D), hereby amend the Declaration of Restrictions as follows:

### **A. Amendment to Section 2.5**

Section 2.5, titled "*Mini Barns and Accessory Structures*," which currently provides that "Generally, requests for mini-barns, storage sheds, and accessory structures will be denied," is hereby deleted in its entirety and replaced with the following:

#### **Section 2.5 – Storage Sheds and Accessory Structures**

The installation and use of storage sheds and accessory structures shall be permitted, subject to approval in accordance with the guidelines set forth in *Appendix A – Shed Restrictions*, a four (4) page document consisting of a summary and eleven (11) detailed sections.

Any Lot Owner seeking approval to install a storage shed or accessory structure must comply with and adhere to all requirements, conditions, and restrictions set forth in Appendix A.



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# Please cast vote on ballot! #3

Are you in favor of the proposed amendments to the C&R's to replace section 2.5 with new language and the new shed restrictions?



## Whispering Oaks II HOA Election Ballot Annual Meeting June 13, 2026 at 10 AM



- You may vote by (1) voting online using the information on the label (see above right); (2) drop-off this paper ballot in the Clubhouse mailbox at 6434 21st Century Drive, or (3) submitting this ballot in person during the meeting.
- Ballots submitted online or dropped-off early in the mailbox must be received by 5pm on Friday, June 12, 2026.
- Ballots submitted in person will be collected and counted during the meeting along with the online and early dropped-off ballots.
- No photocopies of this ballot will be accepted. One (1) vote is allowed per household. If both paper and online votes are received for the same household, the one received first will be counted as your vote.
- To vote online, go to [ehallot.io/wo2club/login.cfm](https://ehallot.io/wo2club/login.cfm) and enter your unique Username and Password on the label above.
- If you already used and changed your unique password, you must use the new password you created as the generic one above will no longer work.

(1) Are you in favor of approving the 2025 annual meeting minutes?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(2) Are you in favor of approving the 2026-2027 proposed budget? <i>(\$300/annual dues per household)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(3) Are you in favor of the proposed amendment to the C&R's to replace section 2.5 with new language and new shed restrictions? <i>(details found online)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

(4) Select or write in up to four (4) board candidates.	
<input type="checkbox"/> Molly Dabrinze	<input type="checkbox"/> John Rice
<input type="checkbox"/> Trevor Magruder	<input type="checkbox"/>
<input type="checkbox"/> Matthew Montgomery	<input type="checkbox"/>
<input type="checkbox"/> Kacey Reynolds	<input type="checkbox"/>

All relevant documents and candidate info can be reviewed in advance at <https://wo2clubhouse.com/annual-meeting>.



**Whispering Oaks II**  
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# Presentation and Election of Board Members



*Whispering Oaks II*  
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# Election of New Board Members



## 2026 Board Candidate Bios



### Molly Dabrinze

I moved to WOII in May 2026. I have 15 years Credit/Financial Services/Systems Analyst experience managing portfolios up to \$25MM. Currently a homeschool mom to 3 kids - 14, 8 and 6. Active member of the Peter Foree Chapter of The Daughters of The American Revolution. Former Band Booster Treasurer managing an annual budget of \$50K. Former Event Coordinator for Home School Teen Group. I am comfortable with public speaking, am crafty and make vinyl projects on my Cricut. I aspire to help lead the HOA through managing community activities for all, being a good steward of the budget and making sure everyone feels included and has an opportunity to take advantage of neighborhood amenities and social meetups.



### Trevor Magruder

I'd like to serve on the board because we've lived here over 15 years with my wife Rachelle and we have raised our two daughters (Hannah and Adalyn) in this great neighborhood. I want to help make sure that the new families moving into our expanded neighborhood have the same experience as us. I work at LMPD in the Training Division and I am the owner of JumpStart Prep.



### Matthew Montgomery

Hi, I'm Matthew Montgomery. My wife, Tori, and I recently moved to the area with our 8-month-old son, Chase, for a job in Louisville. We're excited to be here and put down roots. In my free time, I enjoy board games, smoking meat, and working on carpentry projects. We also run a small side business called Pop-Up Parr Tee, a mobile mini golf setup that's all about bringing people together and having a good time. I'd love to be part of the HOA because this is the community where my son will grow up, and that means a lot to me. I want to help keep the neighborhood a great place to live and get to know more of my neighbors along the way. Being on the board feels like a good way to contribute, stay involved, and help make thoughtful decisions that benefit everyone here. Thank you for your consideration.



### Kacey Reynolds

I am interested in running for a board position! I'd love to engage in the community around me more and bring back the old school "everyone knows everyone" neighborhood mentality. Thank you for your consideration.



### John Rice

Hello Neighbors, I would like to be considered for another term serving on the HOA Board. I currently serve as President and have been a member of the Board for the past four years. During that time, I have had the privilege of serving three years as President and previously served one year as Secretary.

My wife and I moved into the neighborhood in October 2021, and we have been actively involved in the community ever since. We have two sons, Jonah and Lincoln, who can usually be found running around during HOA events while I help wherever needed.

Serving on the Board has given me the opportunity to work alongside an incredible group of neighbors dedicated to improving our community. During my time as President, we have focused on enhancing communication between the HOA and residents, strengthening policies and procedures, and implementing systems that improve the way the Board operates. Some of these improvements include transitioning to digital ACC submissions, introducing online Clubhouse waiver signing, and expanding communication options for residents through email, text messaging, and social media.

I strongly believe that every Board member plays an important role in the success of the HOA. I encourage each member to take ownership of their responsibilities and provide regular updates to both the Board and residents to ensure transparency, accountability, and professionalism in all we do.

It has been a privilege getting to know so many of our neighbors over the years, and I would be honored to continue serving you and your families in the future. Thank you for your consideration.



# Please cast vote on ballot! #4

Select or write-in up to four (4) board candidates.



## Whispering Oaks II HOA Election Ballot

### Annual Meeting

June 13, 2026 at 10 AM



- You may vote by (1) voting online using the information on the label (see above right); (2) drop-off this paper ballot in the Clubhouse mailbox at 6434 21st Century Drive, or (3) submitting this ballot in person during the meeting.
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<input type="checkbox"/> Kacey Reynolds	<input type="checkbox"/>

All relevant documents and candidate info can be reviewed in advance at <https://wo2clubhouse.com/annual-meeting>.



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# Collection of Ballots



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# Board of Director Updates



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# Clubhouse Annual Review 2025-2026

Katie Unruh

Facilities Director



*Whispering Oaks II*  
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# 4 MAJOR PROJECTS

And... 2 small upgrades



## Clubhouse Doors

- **Issue:** Front door does not close, bathroom doors do not engage key cards creating security concerns, door lock jams
- **Solution:** Front Door, Great Room door, both exterior bathroom doors will be replaced this month



## Chimney Repair

- **Issue:** Cap was leaking, mortar joints had failed. Interior ceiling moisture/drywall degradation
- **Solution:** Chimney was sealed, mortar replaced and new cap installed



## Exterior Lighting

- **Issue:** Fixtures were faded, dirty and not well maintained over time.
- **Solution:** replaced with a more modern fixtures to match new doors



## Refrigerator

- **Issue:** complaints about slow/limited cooling
- **Solution:** Repair attempted; issue persisted. Existing fridge only 4 yrs old . Selected model with "quick cool" and moved original fridge to storage room for overflow. If cooling issues persist, will need budget for commercial model (approx. 5-10k)



## Digitized the Pool and Rec Center Waiver

- **Issue:** Hardcopies limited resident ease of download > print > physically drop off to mailbox. Download > print > sign > digitize > email. Download > electronically sign > email. Hardcopy then had to be digitized and stored by the HOA. **Way to many steps.**
- **Solution:** Digitized the waiver and automatic electronic filing in the HOA Drive. **From 7 steps to 3.** Resident clicks link on website > fills out form > automatic notification & stored in same step > key cards created.



## Landscaping for Entrances & Clubhouse

- **Issue:** New entrance development costs exceeded budget in 2024 forcing to skip clubhouse landscaping in initial maintenance agreement.
- **Solution:** Renegotiated and clubhouse now included eliminating the separate 1k spring/summer clean up. From 2 to 3 services through summer.

# DOOR EXAMPLES



# REMINDERS



**Key Cards**

Waivers should be completed by all residents over 18 in household.

Email: [wo2pool@gmail.com](mailto:wo2pool@gmail.com) to request, repair or replace.

Each home is issued 2 cards, \$10.00 fee to Replace per card.

Visit <https://wo2clubhouse.com/> to see info about key cards.

3 day turn around on key cards from date fee/card is placed in mailbox and email notification is sent.

To help keep the clubhouse & pool secure, quarterly audits of the Homeowner List is conducted. Any key card without an active homeowner name is deactivated.

If you were given key cards by your realtor, left from prior owner those will eventually stop working.



**Great Room & Reservations**

It is the organizers responsibility to clean the Clubhouse after their events.

Tables put back in the storage room with Chairs placed back on carts as pictured on the wall reminders.

Cleaning supplies are under the kitchenette sink and hallway closet.

All perishables must be removed from fridge and freezer.

Light and fans should be turned off.

Outdoor areas are not included with a Great Room reservation.

Please do not draw on pavement, use silly string, use water balloons to keep the property tidy for all neighbors.

If there is no reservation the day prior, you may set up early. Check the online calendar a week prior to see if it is available.

You can request the day prior, it will count as one of the two annual reservations and is discouraged as it blocks the room from being used by another neighbor.



**Fitness Center**

Must be over 16 to use the fitness center.

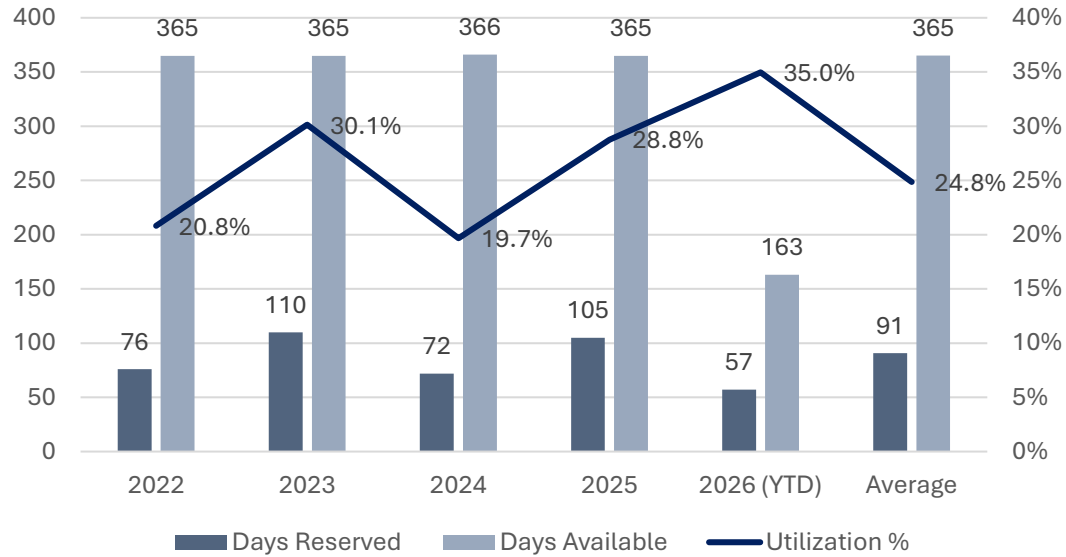
If something is broken, please email [wo2pool@gmail.com](mailto:wo2pool@gmail.com) to report it.

Wipe down equipment after use with provided wipes.

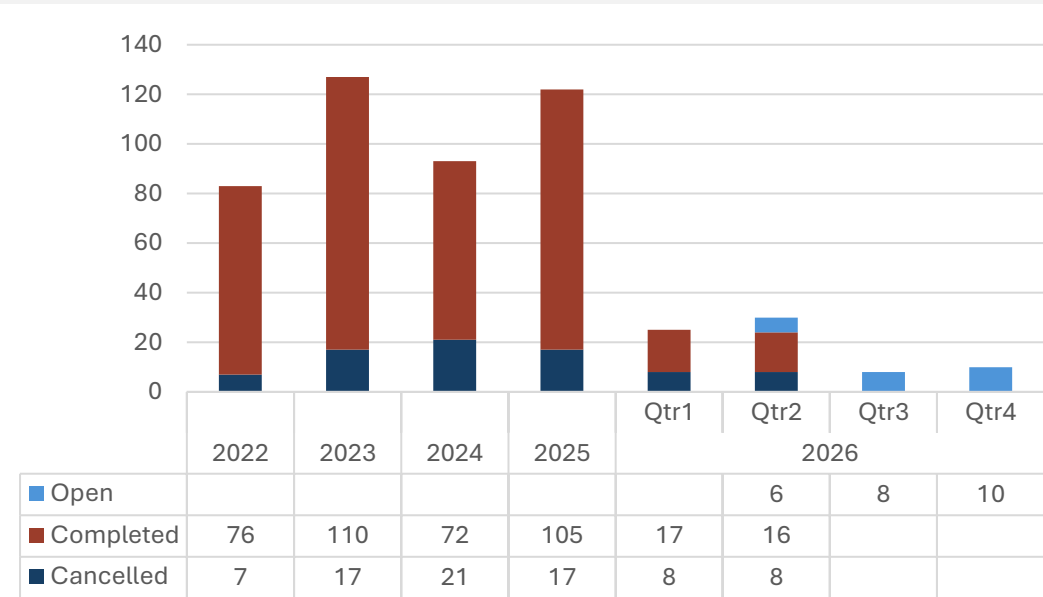
Please do not bring unwanted items or remove equipment from the fitness center.

# GREAT ROOM RESERVATIONS

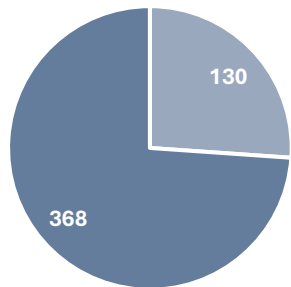
### Great Room Utilization



### Reservation Summary by Year



### Weekend vs Weekday



Weekend = 386 | Weekday = 130

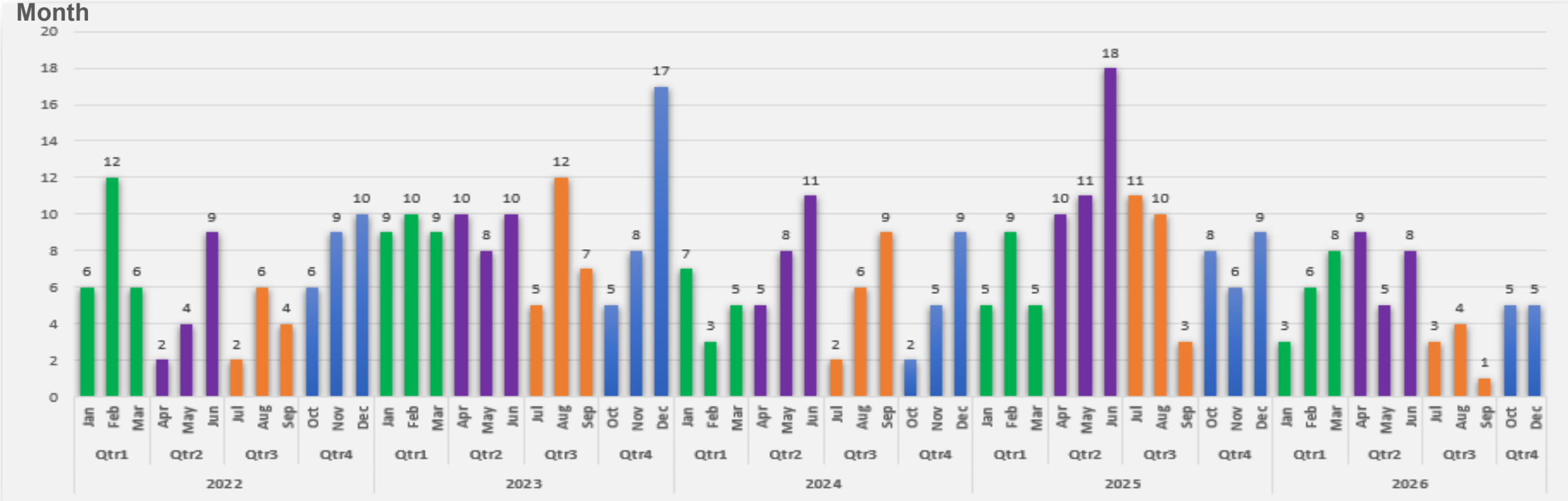
### Seasonal Patterns (over 4.5 Years)

Quarter	Avg Reservations	Peak Months
Q1	~21	February tends to be busiest
Q2	~26	<b>June is consistently the busiest month</b> (graduations)
Q3	~17	August typically peaks
Q4	~21	<b>December is busiest</b> (holiday season)

Year	Total Reservations	YoY Change
2022	76	—
2023	110	45%
2024	72	-35%
2025	105	46%
2026 (YTD)	57 (pacing to reach 114)	-46% (9%)

# GREAT ROOM RESERVATIONS

Reservation Summary by Month



Neighbors have used the Great Room to host several community & recurring events. Gardening club, Scout meetings, Summer Pool Parties and more! These may not count against your Annual Weekend Limit if it is open to all neighbors. **Take advantage of the unlimited weekday options too.**

The HOA has hosts annually National Night Out, Snacks with Santa and Easter Egg Hunt.

Each Household receives 2 weekend days and unlimited weekday reservations for the Great Room. Reservations can be made by visiting our website at <https://wo2clubhouse.com/> on the Rec Center page and email [wo2pool@gmail.com](mailto:wo2pool@gmail.com)

# POOL PARTIES

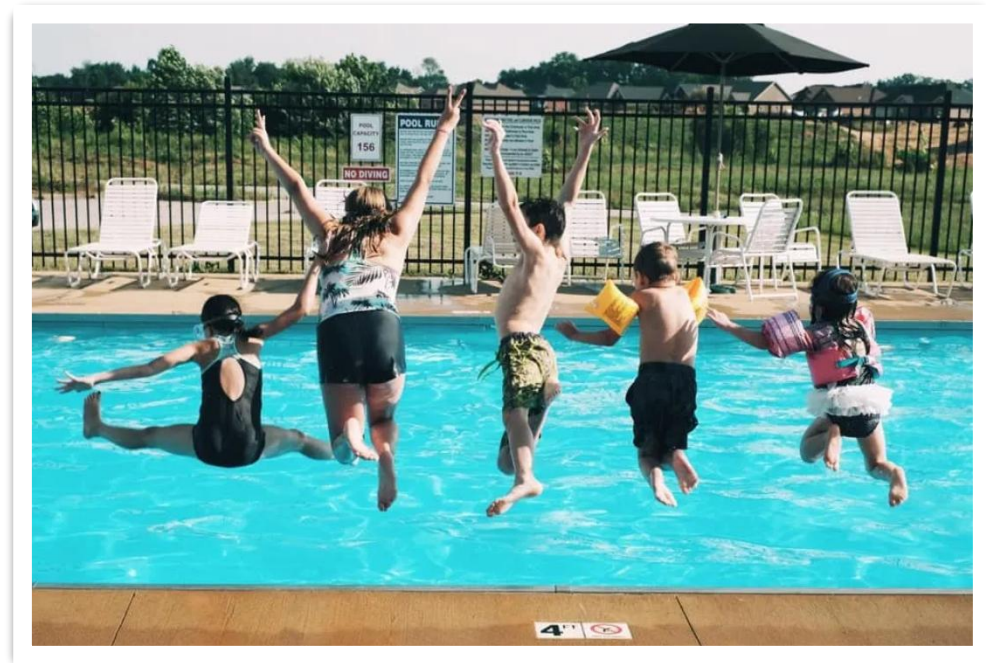
## Weekend Pool Parties (extended for 2026 season)

The HOA Board has approved for 2026 that WOII neighbors can host weekend pool parties at our Clubhouse per the following guidelines:

- Pool parties can be scheduled only on Friday, Saturday, and Sunday evenings, 6:00-8:00 PM during Friday–Sunday, excluding holidays. NOTE: The pool will still be open to the neighborhood during any pool party.
- A non-refundable reservation fee of \$200 is required to schedule a pool party.
- A maximum of 20 children+adults (including WOII household members and guests) from your party are allowed in the pool or on the pool deck.
- All food, drinks, and decorations must be kept inside the Great Room. Nothing can be brought outside to the pool area.
- Your pool party will count towards your two (2) annual Great Room reservations.
- As always, all guests are subject to the same rules and responsibilities of using our Clubhouse property as the residents.
- To reserve a pool party, simply email [wo2pool@gmail.com](mailto:wo2pool@gmail.com) and add to your email that you'd like to schedule a pool party with your reservation.

## Did You Know?

***Monday – Thursday any resident may include use of the pool with their Great Room reservation. No fee, no time limit. All other pool and clubhouse rules apply.***



**NOTE:** *This program is not guaranteed to become permanent and may be discontinued at any time in the future for any reason deemed appropriate by the HOA Board. If this were to happen, any reservations made prior to the discontinuance would still be honored; however, no additional reservations would be accepted.*

# Bill Moser C&R Director

**COVENANTS AND RESTRICTIONS**

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

21<sup>st</sup> Century Developers, Inc. called Declarant, is the owner in fee simple of real property located in Clark County, State of Indiana, and know by official plat designation as Whispering Oaks Phase II, ("Whispering Oaks") a subdivision, to the County of Clark, pursuant to a plat recorded on 13 day of Sept, 2004 in the Plat Book 13, page 66, as instrument NO. 200422373, Recorder of Clark County, Indiana.

For the purpose of enhancing and protecting the value, attractiveness, and desirability of the lots or tracts constituting such subdivision, declarant declares that all of the described real property and each part of such property shall be held, sold, and conveyed only subject to the following easements, covenants, conditions, and restrictions, which constitutes covenants running with the land and shall be binding on all parties having any right, title or interest in the described property or any part of such property, their heirs, successors, and assigns, and shall inure to the benefit of each owner of such property.

**ARTICLE ONE**

**DEFINITIONS**

Section 1. "Association." shall mean and refer to "Whispering Oaks Phase II Homeowner's Association," its successors and assigns, and "Associations" shall mean "Whispering Oaks Phase II Homeowners Association" and "Whispering Oaks Recreational Center, Inc."

Section 2. "ACC." shall mean and refer to the Architectural Control Committee.

Section 3. "Board." Shall mean the Board of Directors for the Association.

Section 4. "Common area." shall mean all real property owned by the Association for the common use and enjoyment of the owners. The common area to be owned by the Association at the time of conveyance of the first lot is described as shown on the Plat which is incorporated herein.

Section 5. "Declarant." shall mean 21<sup>st</sup> Century Developers, Inc.,

1

## COVENANTS & RESTRICTIONS

MONTH	# / TYPES OF VIOLATION	# OF VIOLATIONS	2025/2025	2023/2024
JUNE 2025	2 O / 2 L	4	39	1
JULY 2025	2 L / 3 P / 2 O	5	25	6
AUGUST 2025	9 T / 4 L	13	12	23
SEPTEMBER 2025	4 L / 9 T / 1 P / 3 O	17	19	9
OCTOBER 2025	1 L / 12 T / 1 P / 3 O	17	1	3
NOVEMBER 2025	1 L / 5 T / 3 O	9	1	5
DECEMBER 2025	5 T / 1 L / 3 O	9	0	2
JANUARY 2026	7 T / 2 O	9	0	8
FEBRUARY 2026	3 T / 2 P / 2 O	7	5	21
MARCH 2026	2 T / 4 L / 3 P / 2 O	11	6	0
APRIL 2026	4 L / 1 O	5	6	15
MAY 2026	2 L / 1 O	3	3	14
		109	117	106

TYPES OF VIOLATIONS
TRASH CANS VISIBLE -- T
STREET PARKING -- P
LAWN GROWTH -- L
LOOSE DOG -- D
TRAILER/RV PARKING -- R
OTHER - O

### Key Points:

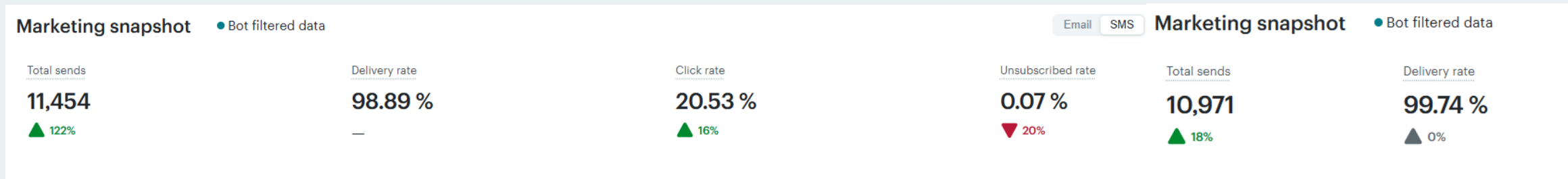
- **YOU** are the HOA
- Read the C&Rs – Available on the website
- Talk to your neighbors first if there's an issue
- Attend the monthly board meetings



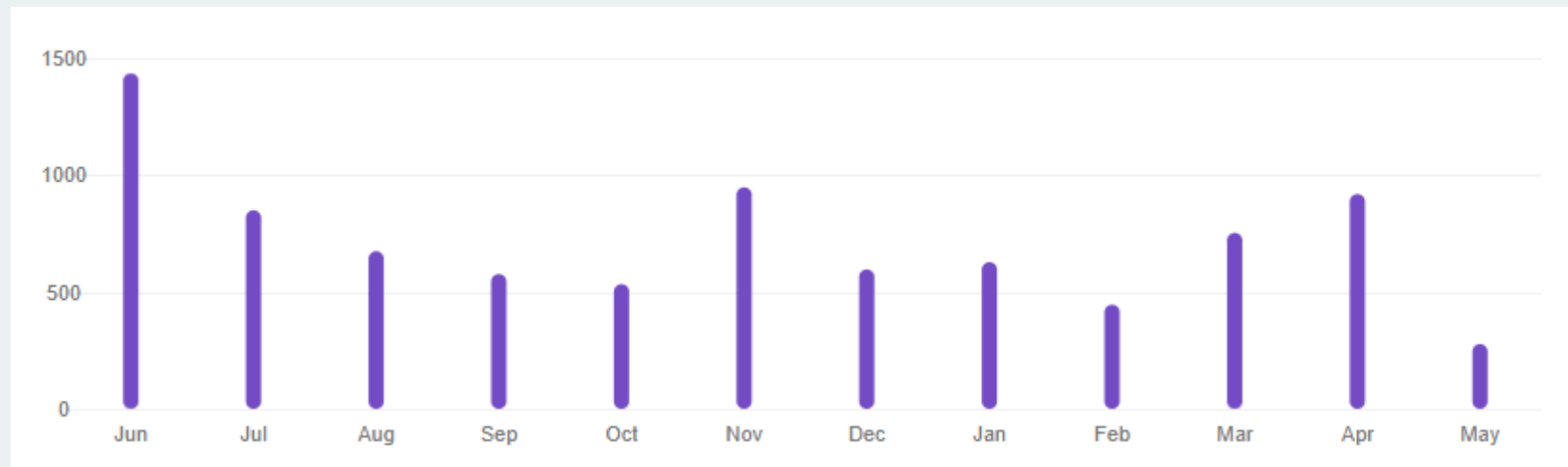
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# John Rice Communications Director

- 12 Newsletters (monthly plus annual meeting preview)
- 11,454 SMS (184), 10,971 E-mails (372)



- Avg. 790/month
- Peak at 1,434/month



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Top content by views

Boost content

See all content



Food Trucks Fridays are back each week...

Fri Jun 5, 8:33pm

882 views, 2 likes, 0 comments, 1 share



The pool is officially OPEN for th...

Fri May 15, 12:55pm

823 views, 16 likes, 0 comments, 2 shares



Today's the Day - WOII Neighborhood...

Sat May 16, 7:00am

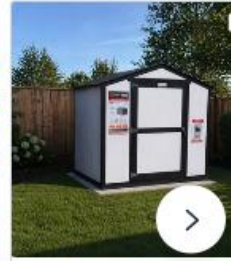
724 views, 5 likes, 1 comment, 3 shares



Food Truck Fridays are BACK thi...

Sun May 17, 10:00am

560 views, 7 likes, 5 comments, 2 shares



Neighbors—join us tomorrow, Thursday,

Wed May 20, 10:00am

544 views, 1 like, 0 comments, 3 shares

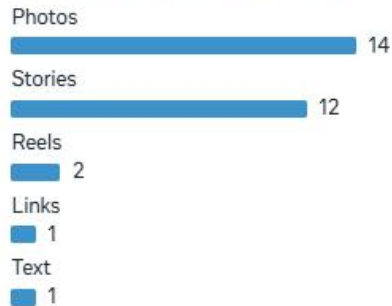
Top content formats

Export

Published content

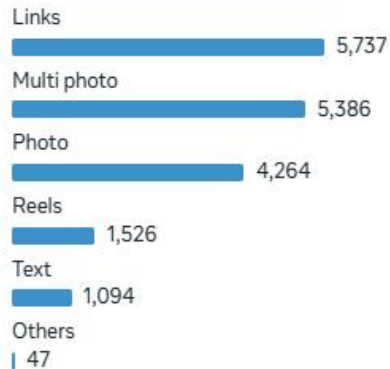
Based on up to 200 pieces of content

+87.5% vs. Apr 17, 2026 - May 14, 2026



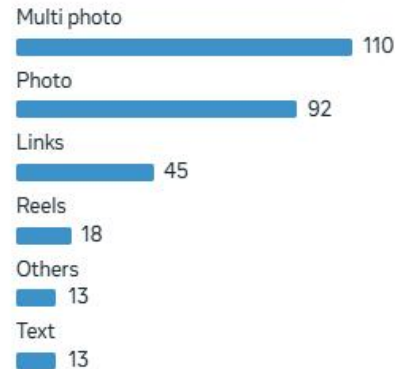
Views

+28.9% vs. Apr 17, 2026 - May 14, 2026



Content interactions

+44.8% vs. Apr 17, 2026 - May 14, 2026



Performance

May 15, 2026 - June 11, 2026

Views

Views

18.1K ↑ 28.9%

From followers 73.1% ↓ 2.3%

From non-followers 26.9% ↑ 6.9%

Viewers 1,875 ↑ 43.7%

Visits

Facebook visits

1K ↑ 25.4%

Videos and reels

3-second views

373 ↑ 4.6K%

Watch time 1h 37m ↑ 3.3K%



Whispering Oaks II

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# Shawn Otto Pool Director



*Whispering Oaks II*  
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# Kerri Dehn ACC Director

Complete your ACC Request Online



## Architectural Control Committee (ACC) Request Form

Please complete the below form for all property modification requests.

### Important Notice: Exterior Modifications Require Approval

Many exterior construction and installation projects on WOII homes require both a permit from the City of Jeffersonville and prior approval from the Architectural Control Committee (ACC). The ACC, a team led by the Board, is responsible for reviewing and managing all exterior modification requests within the WOII neighborhood.



- 30 ACC Requests for the year
  - 93% approval rate (2 rejected)
  - Online submission time for approval, 8.37 hours
  - Fence (11) Exterior (6) Playground (5) Driveway (1) Porch (1) Gazebo (1) Pool (1) Misc. (4)





# Presentation of Results

\*\*\*results will be posted online following meeting\*\*\*



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Question # 1: Yes - No -

Question # 2: Yes - No -

Question # 3: Yes - No -

Question #4: Select 4 Board Members

1.

2.

3.

4.



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Thank  
you



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