Gmail Administrator WGEHOA <walnut.grove.estates@gmail.com>

Invoice

Tina Ball <localfirstrealty@gmail.com> Wed, Jan 17, 2024 at 4:40 PM
To: Dave Winters <dave.winters@usa.com>, WGEHOA WGEHOA <Walnut.Grove.Estates@gmail.com>, chandria@karpecki.com, Duncan MacIvor <duncan_macivor@hotmail.com>, chlebowy@yahoo.com, derwin3989@gmail.com, dwdemarest@yahoo.com, rkessj9@gmail.com

Happy New Year to everyone! May we all live together in peace and harmony in 2024.
The unfinished business addressed in this email may suggest otherwise and we are sorry we even have to bring all these issues to your attention, again.
However, we are entitled to the information we have requested and have not received.

Please see the attached for the requested info that has been ignored.
Please identify a date for us to expect these answers.
Please provide the info via email.

This is a summary of what is requested in the attachments:

Why did you remove the bricks but not the concrete patch?
Photos requested of bricks removed?

The Ballots, in their entirety, have not been provided.
Your use of "red" numbers to identify the voter is indicative of a "secret society".
Voter identification is exclusively for the Board of Directors?
This Election Interference will not be tolerated.
The HOA deserves transparency to insure election integrity.
The Ballot was intentionally designed to be vague, confusing, obscure, and incomplete.
The Ballot is not dated, there is no date to respond, no instructions for filing, no signature line.
4 Incumbents were listed. No information was provided on any other members of the Board.
The names of President Danny Erwin, VP Bill Chlebowy, Treasurer Dave Winters, were not mentioned on the Ballot or the fact that their Terms end in 2024.
The HOA deserved to be reminded of that fact so it could prepare accordingly for the next election, in less than a year.

The removal of the yard debris on the bank of the pond behind Lanni's house has not been removed.
That illegal dumping of pesticides and fertilizer pollutes the water far more than a few bricks could.
I suggest you read about it?

Jayme Jackson's blue siding is specifically banned in the Restrictions.
I was incorrect when I said it was the fence. Numerous neighbors have asked about both.
Many called out the color since "blue" is specifically listed in the Restrictions.
Many neighbors inquired about the structure that resembles a fence in progress.
It currently doesn't meet the definition of a fence (preventing movement across a boundary).
Please respond as to the measures being taken to bring her house into compliance with the Restrictions?

We include the following NEW requests:
Please provide the Form 1099 for 2022 and 2023 issued to Tim Shortridge as well as the tax return filed for the HOA for both years.
This is requested because it appears, from your previous response, that you were not aware of the requirement to provide a 1099 to individuals. He was paid a substantial amount of money in both years, including $1,000 to remove the bricks from the pond (notably not the concrete patch).

Please inform the entire HOA of the evidence that supports using bentonite to fix the pond, the cost to do so, and the specific expertise and results of Jim Devine using this in the past.
The decision to do this and the expense to do this is significant enough that it should be voted on.
Please respond to all of the above and the attached as soon as possible.
We look forward to the Board reconciling these issues with us and the entire HOA.

Tina Marie Ball
Principal Broker
Local First Realty, LLC.
859-221-TINA

On Tue, Jan 2, 2024 at 5:00 PM Tina Ball <localfirstrealty@gmail.com> wrote:

> A W-9 is required in order to prepare a 1099.
> It certifies that the taxpayer is providing the correct SSN or EIN.
>
> Tina Marie Ball
> Principal Broker
> Local First Realty, LLC.
> 859-221-TINA
>
> On Tue, Jan 2, 2024 at 11:25 AM Dave Winters <dave.winters@usa.com> wrote:
>
> > You originally asked for a W-9 and not a 1099. Our CPA will have the 1099's done by the end of the month.
> >
> > 
> >
> > [Quoted text hidden]

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