Dear Walnut Grove Residents:
Many of you received an e-mail from the Balls with a modified ballot. Please note, the official ballot is the one sent out by the Walnut Grove Estates Homeowners Association (WGEHOA) Board. It is the only ballot that will be counted. The Balls have no authority to distribute alternate ballots; these are likely to cause confusion and will not be considered. Please use only the official ballot. Of course, remember you are free to write in alternate candidates on the official ballot.
Regarding the e-mail sent out by the Balls, please be aware that it has considerable misinformation. Below is a listing of statements made followed by corrected information.

Email from Mr. Ball sent to residents on November 28, 2023.
Subject: WGEHOA Ballot
In an effort for every homeowner in Walnut Grove Estates to make an informed decision for the Election of 4
Directors see attached edited Ballot. The edits make it clear that the new candidates are as follows:
David Demarest, Senior VP Wealth Management UBS
Dr. Duncan MacIvor Pathologist UK Health Care
Mike Huber, Builder/Developer
The incumbents who wish to remain in their "appointed" position are:
Bill Chlebowy
Kevin Smith
Gene Fowler
Rick Kess

Corrected statement: The incumbents listed above were "elected" by last year's membership vote.

***They were appointed by Danny Erwin, David Winters, and Chandria Karpecki who are the self appointed President, Treasurer and Secretary, respectively. Their term runs through 2024.*

Corrected statement: They were not appointed but elected last December. The 7-member board elected last year then chose the officers as per the HOA By-Laws. Kevin Smith is the Secretary.

The current Regime has decided to ignore the muskrat issues of the ponds and today removed the temporary, but effective, fix I did on the front pond. They removed the brick and concrete used to patch two muskrat holes about 8 feet apart. The brick and concrete were under 4 feet of water that accumulated since the fix.

Corrected statement: The bricks were not under 4 feet under water. The work crew able to walk to the edge of the lake to remove the brick and rock debris which had been placed there.
You can watch the water dissipate every day now throughout this Holiday season.
Santa is bringing a large dirt hole to the front of the community. The back pond also has muskrat issues. Jim Devine has been trapping them. The Board thought it wiser to spend the majority of the $100,000 annual budget on fixing the gazebo and painting the fences and zero on the ponds.

Corrected statement: The HOA has spent money on the lakes, mostly the upper lake. A contractor has estimated that it will cost $150,000 or more to properly fix the lower lake leak. If the HOA were to pursue this fix, then the annual assessment would need to double. The Board has not been willing to commit to that course of action. Every property owner receives a financial report on a quarterly basis. So far this year the HOA has spent $29,300 for mowing, $8,200 for fence repairs, $6,000 for electric repairs, $8,000 for electric and water utilities, $16,400 for repairs to the gazebo island and bridge, and $11,700 for storm damage tree removal.
The Board is devoting much effort to the ponds in addition to addressing many of the other items left by the developer requiring attention. The Board believes the muskrats are not the sole source of the lower pond leaking but may be a contributor. We have contracted with Jim Devine to further study both ponds. He is currently monitoring the water levels in both ponds and is scheduled to perform dye testing on Nov 29. This process will take some time and we appreciate your patience.

Please consider voting if you haven't already.
If you have, and wish to change your vote, there is still time.
Email Walnut.Grove.Estates@gmail.com
The deadline is Friday, December 1.

Official ballot: Every property owner in good standing was mailed a personalized official ballot. Any other ballot returned will be rejected.
As always, feel free to contact the Board if you have any questions, concerns or if you want accurate information.
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Board of Directors