

Woodfield Homeowners Association Board Meeting Recap

Tuesday, November 18, 2025 @ 7pm

Meeting opened @ 7:01pm

Meeting closed @ 7:42pm

WHA Board Members Present: Aaron Horne – President, Kevin Longfield – Vice President, Mark Jacobs – Treasurer, Tara Horne – Secretary, Joan Stofflet – Trustee, MaryEllen Hamilton – Trustee, Judy Wachmister – Trustee and Cheryl McGurrin – Trustee

Homeowners Present: lafrate

Confirm Approval of August 18, 2025 Board Meeting Recap Notes

Presented By Tara Horne, Secretary:

- Sent recap out electronically to board Members
- Motion to Approve by Kevin Longfield & Seconded by Judy Wachmister

Introduction of 2025/2026 Board Members to Homeowners in attendance

- President: Aaron Horne – Returning Member
- Vice President: Kevin Longfield - New Member
- Treasurer: Mark Jacob - Returning Member
- Secretary: Tara Horne – New to Position/Former Trustee
- Trustees
 1. Lori James - Returning Member – Not present
 2. Joan Stofflet - Returning Member
 3. MaryEllen Hamilton - New to Position/Former Secretary
 4. Judy Wachmister - New Member
 5. Cheryl McGurrin - New Member

Treasure's Report – Details Included on Separate Spreadsheet

Presented By Mark Jacob, Treasurer:

- WHOA Dues received and non-payments (total of 111 households)
 - Still missing two households, Mark sent a few communications to the current homeowners without any response
 - It was noted that the lawncare cost seems to be down from last year but current spreadsheet does not have the final lawncare bill for the year.
 - Mark will provide the final YTD Cost breakdown in January 2026
 - Noted that the HOA has not received a water bill from the township at any point in 2025... supposed to be sprinklers at front entrance but have not seen them run
 - Current annual due is \$150, board will re-assess in Jan 2026 to confirm if the current rate is enough to cover costs and build an emergency fund
 - Have not received the bill for Christmas lights
 - Nothing more outstanding currently

Updates from 8/19/25 Meeting

Aaron Horne, President:

- The following items have been completed since last meeting
 - Preventative Maintenance: Woodfield Way – dead tree inside the retention pond
 - Fall Shutdown completed including
 - Note: Aaron will follow up in Spring of 2026 to confirm sprinkler hook up for & MaryEllen will check on history of sprinkler hook with prior board President*
 - Holiday Lighting – Including additional décor (garland and lights)
 - Waiting on invoice for 2025 holiday lights

Open Discussion

- Joan Soufflot ask question: What are we to do as an HOA to maintain the sidewalk that the township put in front of our neighborhood in 2024/2025?
 - Mark Jacob to call Sam Previti to understand HOA liability
- lafrate's asked if our Lawncare Company (Results) does residential lots and if so would they willing to be giving a discount to neighborhoods
 - Aaron Horne to reach out and ask

Open Discussion continued...

- Tara Horne asked if we could purchase a New HOA Sign for the neighborhood announcements: Motion made by Kevin Longfield and Mark Jacobs second motion
 - Board members to come back with sign costs at next meeting to determine what sign will be the best deal for our needs

- Tara Horne & Kevin Longfield had some suggestions to add on to the Holiday Lights
 - Putting up lights in the upper branch (may be issue due snags by large trucks and buses hitting branches when driving though entrance and exit)
 - Individual wrapped bushes
 - It was determined that when we get this year's 2025 Holiday Lights invoice Aaron Horne or Mark Jacob will ask what is the estimated cost for suggested improvements
 - Aaron noted that the estimate for the 2025 Holiday Lights is at \$362 including the new addition this year of the garland and light around the lamp poles

2025/2026 Board Meetings Set for the following dates:

- Open to Homeowners - Tuesday, November 18th @ 7pm @ Washington Township Hall - Emerald Room
- Closed to Board Members - Tuesday, January 20th @ 7pm @ Aaron & Tara's. Home
- Closed to Board Members - Tuesday, March 3rd @ 7pm @ TBD neutral location – focus on the Dues Agenda for the General Meeting since letter has to go out 8 weeks before, which means mailed out by March 15th.
- Open to Homeowners - May General Meeting - Thursday, May 14, 2025 @ 7pm @ Washington Township Hall – Room TBD