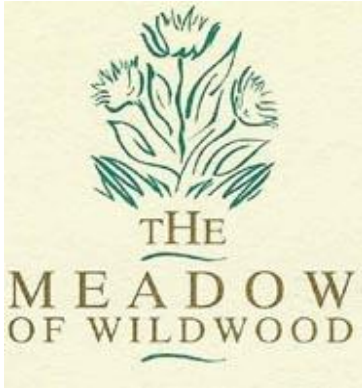


NEWSLETTER  
YEAR END 2020



President  
Todd Huth  
[toddhuth@hotmail.com](mailto:toddhuth@hotmail.com)  
Term expires Feb 2021

Vice President  
Patricia Anderson  
Term expires Feb 2021

Treasurer  
Sherri Nowell  
Term expires Feb 2022

Secretary  
Edwyna McKee  
Term expires Feb 2022

Member at Large  
Mike Bruns  
Term expires Feb 2022

Property Manager  
Vicki Viox  
Premier Property Management  
P.O. Box 1016  
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Phone: 843-0310  
[Premierproperty\\_mgmt@yahoo.com](mailto:Premierproperty_mgmt@yahoo.com)

### Roof Replacement project

The roof and gutter replacement was a big project and we thank you for your patience! There was over 100,000 pounds of material removed from the roofs and unfortunately there was some damage from that effort. Please check your A/C unit, fence, screens and patio and report any damage to Premier. In addition, any damage to common property such as signage or landscaping should also be promptly reported. We will be working with Ameridian to get all damage repaired.

### 2021 coupons

The 2021 coupons and budget are enclosed. The Board voted to keep all fees the same and will work within the budget to finance your expenses.

If you send a monthly check then return envelopes have been provided for your use. If you have automatic check handling through Premier or pay through online banking you are good to go. Make all payments to The Meadow COA and include your address on the check.

If you are having a hard time paying your dues due to COVID-19 or other reasons, please contact Premier.

### Expenses

As most things are going well at the Meadow it is still imperative that each owner check for dripping faucets and running toilets and repair them right away. Water, sewer and trash are some of the COA's largest expenses and it is up to everyone to keep those costs in check.

### Budget

Total assets as of October 31, 2020 are \$94,251.25. The COA has already paid \$65,000 of the \$120,020 towards the contract for new roofs and gutters. Once paid in full, the assets going into winter will be lower than what is typical but being able to replace all roofs several years before previously anticipated is worth it. It will take a few years to rebuild the reserves so we will be watching spending closely.

### Cancelled Meeting

The 2020 year end resident's meeting has been **cancelled** due to COVID-19 concerns and there will be no in person meetings until further notice. If you have questions or concerns, you can contact Premier Property Management via phone, email or through the contact portal on the newly updated COA website.

<http://www.themeadowofwildwood.com>

### RESIDENT TO RESIDENT

Edwyna McKee wrote: Need a very good reference for gas fireplace tune-ups? Call Bartels Heating & Cooling in Hamilton, phone 513.234.5515. A very affable and knowledgeable service provider named Steve cleaned and readjusted our unit while providing useful info about operation and proper log placement. Now the pilot stays on and the unit fires up beautifully with a simple one-quarter turn of the knob. No tedious snapping needed!

\* Have a safe and happy holiday season \*  
Your Board of Managers and  
Premier Property Manag