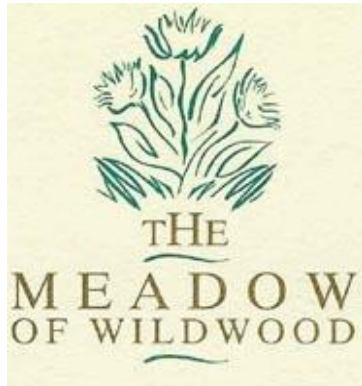


**NEWSLETTER  
AUGUST 2022**



President  
Mike Bruns  
Term expires Feb 2024

Vice President  
Patricia Anderson  
Term expires Feb 2023

Treasurer  
Sherri Nowell  
Term expires Feb 2024

Secretary  
Edwyna McKee  
Term expires Feb 2024

Member at large  
Richard Hausler  
Term expires Feb 2023

Property Manager  
Vicki Viox

Premier Property  
Management  
P.O. Box 1016  
Milford, Ohio 45150  
Phone: 843-0310  
[Premierproperty\\_mgmt@yahoo.com](mailto:Premierproperty_mgmt@yahoo.com)

**COA'S WEBSITE:  
THEMEADOWOFWILD  
WOOD.COM**

**Happy Summer!**

The weather is hot and the pool is open.  
Additionally there are several great options for outside activities through the Wildwood Recreation Association. All are located across from the Pub on Clubhouse Lane.

**Annual meeting**

Outside the current Board members, there were no additional residents at the Annual Meeting. Mike, Sherry and Edwyna were all re-elected via mail-in votes.

**Upcoming maintenance**

In an attempt to improve water intrusion in the lower level garages and minimize water / ice on the driveway, the Board has approved a quote to have the front garage gutters replaced with larger gutters and downspouts. The new system will allow for most of the water to be released behind the buildings. Rich Fisher will also replace the garage surrounds, weather sealing and deteriorating trim boards for garages 29 to 48. All others to follow as funds allow.

Scotties Tree Service will be on site as early as the week of August 8<sup>th</sup> to remove declining trees and thin out the limbs of the trees around the water. Two of the large Bartlett pear trees in front of 4B and 5A will be removed then replaced with a proper size tree later this fall. Please be aware of the workers and keep a safe distance.

The deck cleaning has been scheduled for first thing next spring. The contractors could not complete the work until later this year so we're waiting until spring 2023.

**Completed / ongoing projects**

The new bridge for 3B is complete and the needed restoration a nice addition to the community.

The organic mole repellent appears to be working well.  
This will be an ongoing treatment program.

We are working with several different contractors to come up with the best solution to the clogged ground drain between 3B and 4A

Lastly, a new motor is being installed on the lift station.

## **Note from the Meadow COA Board President**

For those that don't know me, I'm Mike Bruns in 163 High Ridge. I've been on the Board for 4 years and was elected as President of the Board of Directors of our COA last October. I own a small business in West Chester, was born and raised in Sharonville, went to high-school .....

You don't care about any of that. You care about what's going on with your homes. For most of us it's one of our largest assets and where we spend the majority of our time. You care that the parking lot is plowed in the winter, the lawn is mowed in the spring through fall, and your roof doesn't leak year-round. The five Board members and our property manager have been entrusted by you to make decisions that affect our entire community. We manage a budget of \$185,000 and take our responsibility very seriously. I'd like to say a few words:

First, a number. 614-397-8680. It's my cell-phone. And an E-Mail. [president@themeadowofwildwood.com](mailto:president@themeadowofwildwood.com) (Email will be active in a week or so). Please feel free to call me or email me. Anytime. But contact me second.

By second, I mean contact Premier Property Management first at 513-843-0310 or email at [premierproperty\\_mgmt@yahoo.com](mailto:premierproperty_mgmt@yahoo.com) for all routine things.

Please call me if you want to discuss the direction of the community, if you are not getting what you need, or any other concerns or topics on your mind.

I will make myself available to meet with you on zoom, at the pub, or in person on my deck or yours. I want to know your thoughts - good, bad, or ugly. I may say "I don't know but I'll find out". I'll ask for your patience for not knowing the answer instantly or things taking longer than we like. I may ask you what you would do if you were in our shoes. I may say there is nothing the Board can do. But I ask you to hold me and the entire board accountable for giving you an answer.

Communication: We want to improve the communication with everyone. All owners are welcome to express their thoughts or concerns during the resident forum at the start of our monthly Board meeting and of course all are welcome at the Annual meeting. Please contact Premier for the meeting details. Lastly, we are working to improve our electronic presence, watch this space for details.

Buildings: Our buildings are getting older and unfortunately, starting to show their age. As with all communities there is continual required maintenance, both planned and unplanned. Your Board is committed to use our best judgment to maintain the community in the best possible way.

Reserves: Our monthly COA fees are among the lowest in the area for a community such as ours. Unfortunately, our reserve funds are presently lower than we would like. On positive note, previous board decisions such as repairing the parking lot and replacing the roof when we did, have significantly helped our financial future. Your Board will continue to make prudent financial decisions on spending and will make the appropriate decisions on monthly fees and assessments to protect our community value.

Risks: Our community does have some unknowns. The ravine behind buildings 1 and 2 is a concern. We hired a civil engineering firm that completed an initial assessment and will periodically review the situation, which will happen again in the spring. The garage roofs will likely have to be replaced sooner than expected. Siding is a concern. Other things we don't know will cost money. Your Board will do their best to mitigate those risks. Please contact Premier for copies of the budget and reserve information.

**Summary:**

Overall, we live in a **wonderful** community! Things are going well. Please give us your input. It's only with the participation of **ALL** owners that we can be successful.