

October 21, 2024



Dear White Oak Bluff HOA Members:

Annual Meeting Notice:

The White Oak Bluff Annual Meeting will be held on **December 2, 2024**, at the **Western Park Community Center**. The meeting runs from **7:00 to 9:00 PM**, with check-in beginning at **6:45 PM**. The facility is at **275 Old Highway 58, Cedar Point, NC**.

We hope you'll join us for an informative and personable gathering. During the meeting, you'll get an update on the state of our HOA, meet the new financial management team, discuss the 2025 budget, elect board members and participate in discussions about your Association's future. Your input is needed to help WOB's Directors make decisions to fine-tune the HOA's 2025 Budget and future direction.

We are once again ending the year in a strong financial position, largely thanks to the support of our homeowners and the contributions made by many valuable community volunteers.

As we continue to look for cost-saving policies and procedures, if you have not already done so, we hope you'll support this effort by completing an **Electronic Communication Authorization** form during the annual meeting. The form is also available on our website's "Covenants & Policies" page. (If you received this via email, you are already signed up. Thank You!)

WOB HOA Financial Management Company Update:

We are excited to announce a significant change in our community's financial management. After careful consideration and evaluation, the Board of Directors has decided to transition to a new local management company to better serve our community's financial needs.

Effective October 1, the Justice Realty Group (JRG) took over the financial management responsibilities for our HOA. Vanessa Justice is a member of our community. We believe bringing the management "in-house" will improve communications and the dues payment process and ensure our community's continued growth and well-being. Thank you for your understanding and patience during this transition.

Key Points to Note:

1. **Transition Period:** During the transition period, Vanessa Justice is working to ensure a smooth changeover. Please be patient as she gets up to speed.
2. **Contact Information:** Vanessa can be reached at:
Phone: 252-503-9313
Email: Vanessa@JusticeRealtyGroup.com
Mail: PO Box 122, Swansboro, NC 28584-0122
Please update your records accordingly.
3. **New Procedures:** Expect some changes in procedures and communication channels. Detailed information will be provided in the coming weeks. If you still have an outstanding balance due on the 2024 dues, please contact Vanessa or mail your payment to the PO Box 122 address.
4. **Community Meeting:** During the annual meeting on December 2, we will introduce the new management team and answer any questions you may have.

Annual Assessments:

Annual assessments will remain at \$150 per property for 2025.

- Invoices will be mailed on January 1 and are due by January 31
- Accounts with a balance due on March 1 will be assessed a \$20 monthly late fee until the account balance is zero.
 - The full WOB HOA Delinquency Policy may be viewed on our website's "Covenants & Policies" page.

Elections: Will be held during the December 2, 2024 Annual Meeting

- Melody and Melissa's terms are open for election/reelection. If you are interested in having your name placed on the ballot for this two-year term, please contact the board at wobhoa@gmail.com and include a brief bio/resume. (You do not have to be at the meeting on December 2nd to have your name placed on the ballot.)
- Qualifications: You must be a WOB HOA Member in Good Standing. The WOB HOA Board of Directors holds 3 to 5 in-person meetings annually. Most of the work occurs behind the scenes via phone calls and emails.

Annual Survey: <https://forms.gle/oiY6nWcvbuhpez7K7>

Please complete the annual online survey. The survey topics and results will be discussed during the December 2nd annual meeting. Your input will help the Directors make decisions regarding the future of your HOA. (Link is available from the website.)

Website / Social Media / Email: HOA information and updates are posted on our [website](#) and [Facebook page](#), and we occasionally send out information via email. Please make sure you have a valid email address on file with JRG. (Even if you don't want all communications sent electronically, providing an email address helps us keep you updated on current issues.)

- Website: <https://whiteoakbluffhoa.com/>
- Facebook Page: <https://www.facebook.com/groups/whiteoakbluffhoa>
- WOB HOA Email Address: wobhoa@gmail.com

Parking Tags: Tags are Required to Park at the Community Boat Ramp/Pier and Picnic Area. The new tags are static cling and should be placed on the windshield under the rearview mirror or on the driver's side window. Contact the board at wobhoa@gmail.com if you need a parking sticker.

Note: This letter with all the hyperlinks is available on our website (News/Updates Page).

We will continue to work hard to ensure our community remains a safe and welcoming place to call home.

We appreciate your continued support and look forward to seeing you at the Dec. 2nd Annual Meeting.

Yours sincerely,

White Oak Bluff HOA Board of Directors
Melody Schell, Chair
Felicia Ehrlich, Treasurer
Melissa Cain, Secretary