

**December  
2022**

Walnut Meadows  
Homeowners Association  
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**WALNUT MEADOWS HOMEOWNERS ASSOCIATION**



## **ANNUAL ASSESSMENT INCREASE**

In consideration of the current inflation rate and the corresponding increase in minimum wage, the Association anticipates that the vendor and supply costs to maintain the community will increase in 2023. As such, they have voted to increase the annual assessment by approximately 8%. This is the first ever increase to the assessment.

## **BOARD VACANCY**

There is currently a vacant seat on the Board of Directors. The Board handles the affairs of the Association and enforces the Association documents. **Please contact the property manager if you would be interested in joining.**

Meetings are held virtually and a link to the meeting will be posted on the online portal calendar. All are welcome to attend.

## **NEW ENFORCEMENT POLICY**

The Board has revised the Association's enforcement policy and a copy of the new document is enclosed. The primary change is that the 'reset' period has been extended to six (6) months, rather than each quarter. Repeat offenses of a violation within a six month period may be subject to a fine.

## **ARCHITECTURAL REVIEW**

Please recall that all improvements to your Lot and Residence, including landscaping, patios, sheds, satellite dishes, the installation of window tint and exterior lighting changes require the review and approval by the architectural Review Committee.

## **ONLINE PORTAL**

If you haven't yet logged on to the online portal, the Board encourages you to do so. The portal allows owners to do the following:

- ⇒ access their personal accounts
- ⇒ make online payments and verify accounting records
- ⇒ update contact information
- ⇒ access Association documents and applications
- ⇒ view upcoming events, meetings, and payment deadlines

In order to access the portal, a valid email needs to be on file. If you don't have an email registered yet with the property manager, please contact Kim to get an email invitation.

## **SNOW REMOVAL**

All owners are responsible for clearing the sidewalk in front of their residence. If you own a corner lot, you are also responsible for the sidewalk along the side streets. Please be sure to shovel the sidewalk as soon as convenient, but no later than 24 hours after the storm.

## **HOLIDAY LIGHTING COMPETITION**

*The holiday lighting competition will be judged the last week in December, prizes for the top three homes will be gift certificates to Violas Flower Garden as follows:*

*1st place \$100, 2nd place \$50, 3rd place \$25.*