



January 31, 2024

Dear Willow Lakes East Resident,

The invoice for your 2024 annual dues is attached along with our '23 financials and our '24 budget. Please be advised that your payments are due no later than March 31 in order to avoid a \$50 late fee. **Our annual meeting will be held on Monday March 4 at 6:30 at the White River Public Library.** We look forward to seeing you at the meeting.

Director Elections

We are pleased to announce that Billy Anderson, a new resident, has stepped forward to assume the Secretary's position from Barb March. Billy has served on the HOA for his past community and will be a great addition to our Board. We thank Barb for her years of service as our past Secretary. Don has reached the end of his three-year term and served on the Board since 2017. He is willing to remain on the Board in support of a new President for the next year.

Please advise any of the existing Board members if you are willing to serve the community as a Board member. Lacking any interest in doing so will force us to move from being a self-managed community to a managed community requiring the addition of a professional Community Manager firm for a minimum cost of \$8,500. This would require an increase in your dues next year of at least \$50.

Your assistance is appreciated and will not require a substantial amount of your time. Please call Don or another Board member if you are interested and would like more information.

Mail Box Posts and Boxes

We paint mailbox posts every three years. We will perform this work again in 2025. The condition of our mailbox posts and boxes contribute to the positive impressions of our neighborhood, ultimately helping to maintain property values for all in a small way. Mailbox Solutions offers a discounted price to our residents for post replacements

We conducted our annual review of mailboxes this past Summer and replaced those boxes that were in need of repair or appearance at the community's expense. This annual review continues in subsequent years. If you feel your mailbox needs to be replaced, please advise a Board member and we will add it to our list for review

Community Garage Sale

Our annual garage sale will be held on June 14 and 15. As usual, we will post a yard sign at the community entrance one week in advance of the sale to notify the public.

Rental Prohibition Covenant

Thanks to all who submitted their ballots on this issue. We exceeded our two thirds requirement to add this covenant as an amendment to our covenants. It has been recorded with Johnson County and added to our web site for your reference. The vote was 118 yes, 18 no, 1 abstention and 27 no response.

Street Parking

We have had numerous complaints regarding street parking on both sides of the street making passage difficult, especially, but not restricted to the Cul-de-sacs. The bigger concern is the inability for emergency vehicles to get through when there is limited passage. Please advise your guests to park on one side of the street to ensure that there is sufficient room for emergency vehicles to get through.

Thank you for planning your social events accordingly!

Trash Containers

Just a reminder that our covenants require trash containers must be stored in your garage or behind a screen, out of street view.

Drainage

Please ensure that any drainage area behind your home, including rip rap and cement culverts are clear of debris at all times. It is your responsibility to keep these areas clean in order to prevent water backups to your neighbors proximate to your property.

In addition, if you have a storm drain in front of your home, please make sure it is clear of debris to prevent street flooding.

Exterior Changes to Your Home

With the Spring and Summer project season soon upon us, please be reminded that you must complete an ACC form for any planned changes to the exterior of your home and receive approval from the Committee prior to beginning the project. Examples may include, but are not limited to the following:

Exterior Paint, Windows, Major Landscaping, Inground Pools, Patios, Gazebos, Roof Replacements, Etc.

A copy of the ACC is available on our web site, WillowLakesEast.com.

Sidewalks

Many of our residents did a great job several years ago in rectifying sidewalk slab issues which were a real trip hazard to those who walk the neighborhood. A few other problems have surfaced since that time which are trip hazards. We encourage you to check your sidewalks and if necessary, have slabs leveled or replaced to prevent trips or falls on your property. We used A1 Concrete Leveling in the past and most residents were pleased with their results.

Website

Our web site, **WillowLakesEast.com** is up and running thanks to Sandy Huckleberry's efforts. We hope to grow the site as a resource for our residents for community information. We anticipate adding a section for referrals from our residents for contractors/service providers who have supplied top notch service as an information base for our residents. Please let Sandy know if you have a good experience.

Board Meeting Dates

The Board has tentatively established the following as meeting dates for this year. All residents are welcome to attend Board meetings if they choose. Please contact a Board member for time and place if you would like to attend.

4/10/24

7/24/24

10/28/24

1/13/25

Pot Hole Repair

I'm sure many of you noticed the small pothole on Willow Lakes East Blvd. over the past months. After several calls to the County without a response, we would like to thank our resident, Tim Martin, for providing the material and effort for the repair. Thanks, Tim! Much Appreciated!

Please let any of the Board members know of any suggestions you may have to ensure that we keep Willow Lakes East an attractive and desirable community in which to live.

President	Don March 317-432-9393 marchdon@comcast.net
Vice President	Chris Brown 618-900-7967 Chrisp-brown@comcast.net
Treasurer	Kate Maurer 317-372-4637 kate_maurer@att.net
Secretary	Billy Anderson 317-345-8466 Billy.Anderson@icloud.com
Director	Betty Strohm 317-698-1074 Strohmbetty1306@gmail.com
Web Site	Sandy Huckleberry 317-727-0157 sandrahuckleberry@gmail.com