

Homeowners Associations – Frequently Asked Questions

Homeowners Associations – Generally

What is a Homeowners Association?

A homeowners association, or HOA, is an administrative entity originally created by the developer with the owners as its members. It is like a mini-government that looks over the neighborhood. **The HOA management was turned over to the home owners on February 22, 2022.**

What does a Homeowners Association do?

The HOA maintains the common areas of the neighborhood. It also creates a budget and assesses annual dues to pay for the maintenance. Enforcement of the architectural requirements and other rules is also performed by the HOA.

What are the benefits of a Homeowners Association?

The HOA holds homeowners to a high standard and makes sure the neighborhood is well looked after. This makes the area a desirable place to live while maintaining or improving your home's value.

What happens if I report a homeowner who may be breaking a rule?

The HOA will address any reported issue with the homeowner allegedly breaking the rule. The names of those who complain are never provided to the offending homeowner so as to keep harmony in the neighborhood.

Who controls the Homeowners Association?

The HOA management was turned over to the home owners on February 22, 2022. The Board, consisting of 3 persons, directs the activities of the HOA within the confines of the recorded Declaration and the HOA Bylaws.

When does control of the Homeowners Association pass on to the homeowners?

The HOA management was turned over to the home owners on February 22, 2022.

Homeowners Association Budgets and Financials

What is a Management Fee?

With the transition of the HOA Management to the homeowners, the Bielinski management fee has been removed as seen in the budget for the 2023 fiscal year.

What services are included in the Management Fee?

There is no management fee collected for the Woodland Ridge subdivision. The current board members starting in the 2023 fiscal year are volunteers and have taken over the budget creation, accounting and collection functions, contractor relations, preliminary architectural request review and annual meeting preparations. While currently voluntary, a management company services can be retained at the discretion of the HOA board.

How does the bidding process work for contracted maintenance services?

The HOA usually seeks out three (3) bids for its maintenance services each year. Many times, the HOA will only receive one or two bids back. When multiple bids are received by the HOA, the HOA will typically employ the services of the lowest bidding contractor unless there are other known performance related issues with that particular contractor.

What is Developer Deficit Funding?

The developer of your neighborhood does not pay annual dues for lots it owns while it is in control of the HOA Board. During that time of developer control, the developer makes sure that the HOA does not run a deficit, so it contributes funds to the HOA so the HOA can pay its bills. The amount of developer deficit funding for any calendar year is a liability of the HOA, but then such liability amount is cleared from the books as of January 1. **As of fiscal year 2023, Developer Deficit funding no longer applies as the HOA management was transitioned to the home owners**

Architectural Control

What are the architectural requirements for the neighborhood?

Every neighborhood has different architectural requirements that direct the size, type of siding, roof pitch and other architectural features of homes built in that neighborhood. Section 6.9 of the Declaration outlines these requirements.

Are there landscaping requirements that owners need to follow?

Homeowners are required to plant a certain number of trees and shrubs on their lot. The specific requirements can be found at Section 6.10 of the Declaration.

Do I need to get approval for any improvement I wish to make?

If you want to make any improvements (such as additions, pools or fences) or change the appearance of your home in any way, the homeowner needs to submit an architectural request to the HOA board for review and approval.

How do I obtain architectural approval for an improvement I wish to make?

The HOA board will need to see drawings of any improvement along with a survey showing the location of the improvement and a complete description of proposed colors and materials. You can submit the ACC request via e-mail to the current board members as of June 2026 or by contacting the members via the HOA's website, <https://woodlandridgehoamerton.com/>:

Board Members

David Griffis - david.griffis@woodlandridgehoamerton.com

Christos Karadimas - christos.karadimas@woodlandridgehoamerton.com

Loran Dowling - Loran.Dowling@woodlandridgehoamerton.com

Once submitted, the HOA reviews the request to see if it is in compliance with the Declaration for the neighborhood and if it will fit in with the rest of the neighborhood. Typically, only those items that are prohibited by the Declaration or outlandish ideas are denied.

How long will the approval process take?

The HOA can usually provide a response to the request within two weeks of submission although it can take longer depending upon the complexity of the request or availability of the Board to review.

Homeowners Association Maintenance Responsibility**What maintenance does the HOA perform?**

The HOA maintains common areas within the neighborhood. These common area maintenance items could include signs, sometimes lights, lawn care on outlots or easements, adjacent to outlots, and stormwater ponds.

Please see the maintenance map for your respective neighborhood for further

details.

What maintenance does the HOA not perform?

The HOA does not perform nor pay for any maintenance on any residential lot within the neighborhood. This means that the HOA does not maintain any lampposts, mailboxes, lawns or sidewalk snow removal for any residential lot, whether vacant or built upon. Each lot owner, including the Developer, is responsible for maintaining its lot and any other obligation associated with ownership of such lot.

Who maintains the roads in the neighborhood?

The roads in the neighborhood have been dedicated to the municipality and the municipality maintains those roads.

Who maintains the street lights in the neighborhood?

The street lights are typically maintained by the electric company and/or the municipality. If a street light is not functioning, please contact the municipality.

Who maintains the yard lampposts on a homeowner's lot?

If there is a lamppost in your yard, the homeowner is responsible for the maintenance and upkeep of the lamppost to ensure that it is fully operational. Homeowners may need to replace light bulbs, ballasts and photo eyes for the lamp. Further, the homeowner will need to paint the post if necessary. The color of the post is either black or bronze. The HOA does not perform any maintenance on the lampposts. BBC Lighting, at 414.933.0808 or www.shopbbclighting.com, can be contacted for information on the lampposts and any electrician can assist with ballasts and photo eyes.

Who maintains the mailboxes?

Each homeowner is responsible for maintaining and repairing their mailbox and mailbox post. If mailbox posts are shared, the sharing homeowners should divide the responsibility for the posts.

I need to replace or repair a mailbox, what do I do?

Suburban Mailbox at 262.784.8714 or suburbanmailboxes@yahoo.com is the contractor that installed the original mailbox and post and can be used for any repairs or replacements.

What is the paint color for the mailbox post?

The color for aluminum posts is black and the color for wooden posts is Glidden Evermore Ashton Grey. The mix information shown below can be used at Home Depot to match the color.

CLRNT - OZ 384th

BL - 1, 256

CL - 1, 16

FL - 0, 64

KXL - 7, 64

Note: The questions and answers provided here are a general guide for homeowners by the HOA. If there are any conflicts between these questions/answers and the Declaration for a specific neighborhood, such Declaration will control and be binding.