

Wildflower Ridge HOA

wildflowerridgehoa.com



WFR Community Managers:
Progressive Bookkeepers, LLC
progressivebookkeepers@gmail.com

Phone:
304-901-5890
Managing Agents: Melody Rockenbaugh
and Angela Thurber

Board of Directors

President – Delia Plowden
Vice President – Mike Faulkner
Secretary – Brandi MacDonald
Treasurer – Open
Member at Large – Open

The Financial Corner

The most recent balance sheet dated 09/30/2025 reflects that the Association has the following funds:

Operating Cash: \$ 14,419.47

Reserve Accounts: \$ 242,479.71

Be advised, the Association will be aggressively pursuing delinquent accounts, first with a lien on the property, followed by legal collections to include judgements, subpoena owners for debtor depositions, wage garnishments and foreclosures.

If you get behind on your account, please contact Progressive Bookkeepers to discuss a payment plan prior to allowing a property lien. We are happy to work with homeowners during these tough economic times.



Community Project Updates for 2025

We will continue to work on the SWM project(s) as the budget allows, and things come up. Please remember to keep easement(s) clean of debris and trash. Below are some of the projects completed in 2025.

- ❖ Reflective line at the entrance of development was repainted
- ❖ New **No Solicitation** Sign was placed at entrance and the old one placed at another part of the community
- ❖ Fence was fixed at entrance around Pond A
- ❖ Common Areas cleaned of trash and Debris
- ❖ Zoning still pending for playground and dog park

Winterize Your Home

“An ounce of prevention...”

Consider adding the following items to your winterization checklist and ensure your home is in tip-top shape for the fall and winter seasons.

HVAC & appliances – Schedule appliance check-ups. Your HVAC system, air ducts and hot water heater should be checked by a licensed professional to ensure all elements are in good shape for the changing weather, especially if any appliances worked overtime during the summer months.

The Attic – Don't forget to check the attic for roof leaks and possible cracks around windows or vents. Look for insufficient insulation with the help of a licensed professional or advice from your local home improvement store staff, you can shield your attic from harsh weather.

Doors & Windows – Replace weather stripping. Doors & windows need extra help to hold heat inside your home. Inspect all door and window

perimeters for cracks or tears in your current weather stripping. You also can add a second layer of protection with temporary weather stripping. You can also add a second layer of protection with temporary weather stripping.

Water faucets – Remember to turn off and drain the outside water faucets to keep the water lines from freezing during prolonged cold spells. To properly winterize a hose bib, turn the inside pipe to the “closed” position and turn the outside water spigot to the “open” position. A burst pie can be an expensive mistake. Not the mention the mess it creates once things warm back up and the pipes begin to thaw. Consider checking the wrapping of inside exposed pipes as well.

Smoke Detectors - Remember to test smoke detectors and change batteries.

Architectural Changes

Just a reminder to all homeowners! Most **changes** to your home or property require an **ARC** application to be completed and submitted **prior** to work being started. These changes include changing colors, altering your driveway, adding structures or changing an existing structure. If you're not sure if your project requires an ARC application, just ask. The application can be found on the wildflowerridgehoa.com website.

Property Inspections Top Questions Answered

We'd like to share some helpful information about the HOA Inspection process; it's designed to maintain the beauty and value of our homes within our community. We appreciate your commitment to upholding our standards and contributing to a welcoming neighborhood. Here are some top questions answered. (1-Q) **What is an HOA Inspection?**

An HOA inspection is a review of the exterior areas of homes within Wildflower Ridge. Progressive Bookkeepers, our Managing Agent, conducts these inspections to identify areas for improvement and ensure homeowners are following HOA rules and regulations. These inspections are crucial for preserving the quality and value of our homes. (2-Q) **Who Performs HOA Inspections?** Progressive Bookkeepers, Wildflower Ridge's Managing Agent, is responsible for carrying out HOA inspections. (3-Q) **What is looked at during an HOA Inspection?** During inspections, the Managing Agent

mainly focuses on exterior maintenance, including but not limited to: - **Lawn maintenance** (including culverts) - **Trash and debris** (ensuring trash cans are put out and removed according to pick-up schedules; bulk items such as old furniture and appliances are included) - **Roofs, shutters, screens, siding, mailboxes, decks, and fences- Architectural changes that have not been approved** (4-Q) **What Are the HOA Inspection Requirements?** Homeowners are expected to follow the Bylaws established for the community. All relevant Bylaws and the Violation Enforcement Resolution documents are available on the Wildflower Ridge HOA website: <https://wildfloweridgehoa.com/documents> (5-Q) **How Often Are HOA Inspections Performed?**

HOA inspections at Wildflower Ridge are conducted twice a year by the Managing Agent, this includes follow-up if a violation is issued. (6-Q) **What Should I Do If I Receive a Violation Notice?** If you receive a violation notice, please reach out to Progressive Bookkeepers to let them know when your violation will be resolved. They're here to support you, and open communication helps us work together to keep our community beautiful.

HOA inspections play a vital role in maintaining a safe and attractive environment for everyone. Your efforts make a meaningful difference, and together we can continue to uphold the standards that make Wildflower Ridge a wonderful place to live. If you have any questions or concerns, please feel free to contact Progressive Bookkeepers.

Thank you for helping us keep our community beautiful!

Halloween >>



Trick or Treat

Halloween is coming quickly. Trick or Treat has been scheduled in Wildflower Ridge Subdivision on Friday October 31, 2025, from 6-8 pm. There is no rain date in the event of inclement weather. Residents may opt out and choose not to participate. Please turn on your porch light if you wish to hand out candy. To keep traffic to a minimum, please do not drive your children around the development.



Snow Removal

As usual, snow removal crews will begin work after 2-4" of snow has fallen. The work will be completed 6-8 hours after snowfall ends. Roads will be pre-treated prior to substantial weather events.

While vehicles should always be parked completely off paved roadways, this is especially important during weather events to avoid damage to personal vehicles as well as the contractors and their equipment.

Concerns?

If you have concerns, complaints, comments or questions about anything HOA related, please reach out to Progressive Bookkeepers, your community managers....and be sure to check out the website to stay up to date on what's going on in your community wildfloweridgehoa.com.

Progressivebookkeepers@gmail.com

Office: 304-901-5890

SPEED LIMIT

REMINDER – The Speed Limit in the development is 20 MPH. There are many children at play. Please be mindful and SLOW DOWN!!

Streetlights

Days are getting shorter and it's getting dark earlier. **If you notice any streetlights that are out, please contact Progressive Bookkeepers.** We want to keep the neighborhood safe for everyone, and nighttime visibility plays an important role in accomplishing that goal.

Wishing Everyone in the Community a Safe and Happy Holiday Season!

