

Board of Directors

President – Elizabeth Young

Vice President – Patrick Huey

Secretary – Challice LaRose

Treasurer – Delia Plowden

Member at Large – Mike Showe



An insight into your community

Fall - Winter 2020 Newsletter

Wildflower Ridge HOA

wildflowerridgehoa.com

Mail Payments To:
PO Box 1798
Martinsburg, WV 25402

Community Managers:
Progressive Bookkeepers, LLC
progressivebookkeepers@gmail.com
Phone: 304-901-5890

The Financial Corner

The most recent balance sheet dated 9/30/2020 reflects that the Association has the following funds:

Operating Cash : \$ 28,721.77

Reserve Accounts : \$ 172,363.80

Thank You to all that are paying dues on time. If you get behind on your account, please contact Progressive Bookkeepers to discuss a payment plan prior to allowing a property lien. This adds unnecessary collection costs to your account. We are here to work with you.

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.



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 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.

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 pipe can be an expensive mistake. Not to mention the mess it creates once things warm back up and the pipes begin to thaw. You should also consider checking the wrapping of inside exposed pipes as well.

Smoke Detectors – It's a good rule of thumb to check your smoke detectors each year and to change all the batteries when daylight savings time ends which is Sunday November 1st this year. Be sure to check for proper functionality once the new batteries are installed.

**A well
maintained
home makes
for a happy
homeowner.**

2020 Property Inspections

We would like to take the opportunity to thank the homeowners for the work that was put into the clean up and maintenance of your homes. The improvement in the appearance of the subdivision is remarkable. We know that during these unpredictable times it hasn't been easy but the accomplishments that have come from all of your hard work have not gone unnoticed. We know there are still a few homes lingering that need to complete additional maintenance but overall.... Great job!



Street Lights

Days are getting shorter and it's getting dark earlier. If you notice any street lights 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.

Road Work!!!

2021 is just full of projects.... Repairing failing asphalt areas will be one of the priorities for the upcoming year. There are multiple areas of concern and we have begun the process of getting preliminary bids for the work.

Street Signs!!!

Please slow down and do your part to obey the street signs in the development. Protect the children, pets and even the wildlife that collectively make this a desirable neighborhood to live in.



Storm Water Management Update

Greetings Community members,

As you may or may not know, Wildflower Ridge HOA hired Triad Engineering, a civil engineering firm to perform a much-needed Stormwater Management Study for the community. During the first half of 2020 Triad Engineering dedicated many manhours gathering data in the field, as well as compiling data from the development records on file with the County. During the summer, Triad analyzed this data to make maintenance and repair recommendations for the Community's vast Stormwater Management System. On June 30, 2020 Triad had completed compiling the data. A few months after, the Board of Directors issued several letters concerning the various drainage easements throughout the community and to address some concerns of unauthorized modifications to the easement areas. Please note, no further changes to any easement area will be permitted in the community. Please continue to do your part to ensure no easement areas are altered in anyway. Should any homeowner have questions regarding this, please contact the property management firm, Progressive Bookkeepers.

As we near end of the study, Triad is working diligently to prepare the final report, as well as prepare scopes of work for the maintenance and repair projects ahead of us. Once the final draft is released to the Board of Directors, a Townhall Meeting of Community Members will be held both in person (if possible, due COVID-19) and virtually, to discuss the findings of the study, as well as the next steps for the projects we have budgeted to accomplish in 2021. Please look out for additional information in the mail in early 2021 for a separate announcement of the community townhall meeting. It is highly encouraged that Homeowners try to attend this educational and informational townhall.

Some of the wonderful projects budgeted for 2021 include, a revised landscaping bid and contract with a revised scope of work with respect to the cleaning of community inlets and mowing areas, as well as a prioritized effort of clearing brush around the Stormwater Detention Ponds in the community. These improvement projects will take several years to accomplish due to the vast corrective and repair projects needed for the Stormwater Management System. These projects will allow easier future maintenance ensuring we can simply maintain the system to keep it in good working order. The Board of Directors, the Property Management Firm, and the Civil Engineering Firm continue to work together for the betterment of our community.

VOTE

America needs your vote. Make your voice heard. Due to Covid-19, many changes have been made to voting options this year. Healthy voting tips can be found here <https://www.healthyvoting.org/west-virginia/> and you can find details and deadlines for voting here <https://sos.wv.gov/elections/Pages/GoVoteWV.aspx>

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

Concerns???

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

Progressivebookkeepers@gmail.com

Office: 304-901-5890