

## Board of Directors

President – Elizabeth Young

Vice President – Patrick Huey

Secretary – Delia Plowden

Treasurer – Taking nominations

Member at Large – Mike Showe



An Insight into your Community

Spring – Summer 2020 Newsletter

# Wildflower Ridge HOA

wildflowerridgehoa.com

PO Box 1798  
Martinsburg, WV 25402

**Community Managers:**  
Progressive Bookkeepers, LLC  
[progressivebookkeepers@gmail.com](mailto:progressivebookkeepers@gmail.com)  
**Phone:**  
304-901-5890

## The Financial Corner

The most recent balance sheet dated 4/30/2020 reflects that the Association has the following funds:

Operating Cash : \$ 26,814.30

Reserve Accounts : \$ 172,430.78

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. This adds unnecessary collection costs to your account.



## Creating Curb Appeal

*Making a good first impression counts!*

*The best thing we can do for ourselves and our community, is perform regular home maintenance. This will preserve our home values and show pride in our neighborhood. We will be conducting property inspections the first week of July. The association will be sending letters regarding non-compliance and following up with fines for continued violations. Things to focus on include, but are not limited to...*

**Roof, Shutters, Screens & Siding** – Please take time to inspect your roof and shutters for maintenance needs. Check to make sure all shutters are secure and do not need fresh paint. If you want to change paint color or roofing material, you can find the Architectural Change forms on the website. Check your siding and schedule some time to clean off mildew as soon as weather permits.

**Trash, Toys & Debris** – Make

sure trash & recycling containers are kept out of sight except on designated trash pick up nights. They should be stored neatly in the rear yard along with childrens toys, bikes, balls, gardening tools, etc. Please check with the sanitation department before placing bulk

items out for pick up due to Covid-19. If trash is not picked up for any reason, it must be removed from the front of the property. It cannot remain there until the following week.

**Well maintained landscaping and fresh paint help spruce up a home's exterior**

**Lawn Maintenance** – Make sure that lawns are well manicured throughout the season along with shrubbery. Be sure to trim weeds from flower beds, fences and walkways.

Fresh mulch in planted beds will go a long way in improving the

appearance of your landscaping and home.

**Mailboxes** – Please check to make sure your mailboxes and posts are structurally sound and they still provide curb appeal. Be sure the address is still displayed so that the mail and package deliveries reach their destination.

**A Special Thank You** – We'd like to thank all the residents that continue to maintain their property with a neat and tidy "curb appeal" for the sake of community home values.

# 2020 Annual Meeting

In accordance with the By-Laws of Wildflower Ridge Homeowners Association, Inc., notice is hereby given that the Annual Meeting will be held on Thursday June 25<sup>th</sup>, 2020 at 6:00 pm . In an effort to practice social distancing due to Covid-19, we will be hosting the meeting via conference call. You can join our meeting by video or audio. There are apps for android and apple you can download on your computer or phone. If you prefer you can just call into the meeting. To dial in directly simply call 701-802-5272 and use access code 3371279# – the onlie meeting ID is wildfloweridgehoa. For a calander reminder please email [progressivebookkeepers@gmail.com](mailto:progressivebookkeepers@gmail.com), using the subject of Annual Meeting Reminder and we will get a reminder sent to you.



## What's going on here?

Discussions of Neiborhood Watch programs, a Community Communication Board and Community Activities have begun... We'd like your input and ideas. We could always use more volunteers, whether it's for neighborhood watch or clean up projects. Please attend the meetings... There's no better way to find out what's going on in your neighborhood than to get involved!

The purpose of this meeting will be to review the affairs of the Association, to elect open positions or re-elect members to the Board of Directors. Members who are not able to attend the meeting may vote via proxy. The meeting also provides an opportunity for owners and residents to voice their comments and/or concerns regarding the community.

## Give 'em a BREAK

As warmer weather approaches, more people will be out enjoying the community and children will be out playing. Please "SLOW DOWN" and obey all stop signs to help keep our neighbors safe. And Remember, all vehicles parked at the road shoulder, must be completely off the road to avoid damage by mowers and other cars.

'Tis the season>>>

## FIREWORKS ORDINANCE



Memorial Day is coming quickly and July 4<sup>th</sup> is right around the corner. Please Keep in mind, The Berkeley County Council adopted the **FIREWORKS DISCHARGE RESTRICTION** ordinance which was signed into effect on July 9, 2017. The ordinance states that the discharge of fireworks is **"not permitted within 500 feet of any residence"**. This restriction makes it illegal to shoot off fireworks from anywhere within the Wildflower Ridge community. The ordinance also has restrictions on the days and times that fireworks are allowed to be discharged. Violators can be fined \$1000.00 and charged with a misdemeanor offense. Each wrongful discharge of a firework device will be considered a separate offense. Please go to [www.berkeleywv.org/sharedimg/library/142.pdf](http://www.berkeleywv.org/sharedimg/library/142.pdf) to read the entire ordinance.



## The Storm Water Management Project

Triad Engineering completed the GIS topology and placed in the CAD base file and digitized the property, storm drain and utility information from available plans. Triad has spent about five days surveying and marking utilities throughout the development. Once the topography mapping is updated, Triad will begin their analysis of the problem areas.

## Community Yard Sale

Due to Covid -19 concerns, there will be one community yard sale this year. It is tentatively scheduled for August 22<sup>nd</sup> & 23<sup>rd</sup>. From 8am to 1 pm. Residents should set up in front of their homes to sell their items. The Association will be placing an advertisement in The Journal and The Herald Mail. A sign will be posted at the community entrance....

## Concerns???

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

[Progressivebookkeepers@gmail.com](mailto:Progressivebookkeepers@gmail.com)

Office: 304-901-5890