

Board of Directors

President – Vacancy

Vice President – Vacancy

Secretary – Challice LaRose

Treasurer – Delia Plowden

Member at Large – Mike Showe



An insight into your community

Fall - Winter 2021 Newsletter

Wildflower Ridge HOA

wildflowerridgehoa.com

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 8/31/2021 reflects that the Association has the following funds:

Operating Cash : \$ 43,103.34

Reserve Accounts : \$ 166,391.74

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



Keeping Your Pets Safe

Winter is right around the corner. Are you ready? Are your pets? As you prepare for the colder months, getting sweaters out of storage, checking antifreeze levels in your car and stocking up on salt for the driveway, remember your furry friends. Keep your pets safe this year. When walking your dog, always keep them on a leash. Reflective gear should be used for easy visibility. There have been multiple reports of dogs being left outside unleashed. There was a homeowner who reported being trapped in her vehicle because a dog charged at her and it was nearly a half hour before the owner came out for the dog. For the safety of your pet and your neighbors, no dogs should be left out unsecured for any length of time.

Board Vacancies

Turn your complaints into constructive suggestions. The Board of Directors of Wildflower Ridge HOA is requesting your ideas for the development of the community, and we invite you to join us on the Board of Directors. The success of our HOA depends on volunteer Board members. There are no specific qualifications other than a willingness to serve and to support the purposes of our HOA. There is no better way to give back to the community. Recent resignations have opened two positions on the Board. The Board is an essential part of the association's success and we need your help to fill those positions.

ATV's

Please note the sign at the front of the development. There are no ATV's or dirt bikes allowed to be ridden within the development. We have gotten multiple complaints of people riding and some have come dangerously close to children at play. Please consider a local motorcross park like Tomahwk MX. If it is not street legal, it is not allowed.

Road Work!!!

We are hoping to complete asphalt repairs at the front of the development in fall 2021-Spring 2022. There are multiple areas of concern and we have been working to secure contracts for the work. If you notice areas of deterioration, please contact Progressive Bookkeepers.

2021 Property Inspections

We would like to take the opportunity to thank the homeowners for the continued maintenance of your homes. The number of notices sent in 2021 was down 50% from last year. The biggest issue was trash. Overflowing from cans, cans being left in view and litter throughout the property. This is the one thing that is simplest and least costly to fix. We know that during the pandemic, it hasn't been easy to get materials and costs have risen. There were storms that caused additional damage to homes including roofs, siding, fascia and downed trees. We understand unexpected storms put additional pressure on homeowners who may be already struggling through this pandemic. We encourage you to reach out to your insurance company as most storm damage is covered under homeowner policies. Most of the damages have been cleaned

There are still a few homes lingering that need to complete additional maintenance and if you are having issues beyond your control completing needed projects, please reach out and request an extension. We don't want to put added pressure on homeowners.



We're Moving 10/22/21

Street Lights

Progressive Bookkeepers LLC is moving to a new location. We will be moving our office from Winchester Ave to 115-11B Aikens Center, Martinsburg, WV 25404. This is a physical location move for the management company only. You will continue to use PO Box 1798 for all HOA payments and correspondence.

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.



Storm Water Management Project

As you know, we have been working with Triad Engineering on the Storm Water Management project. We have completed the 1st stage of clearing ponds that had become overgrown and were no longer serving their intended purpose. There is a long road ahead to completion of the project and we ask that all homeowners continue to do your part to ensure no easement areas are altered in anyway.

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.*

Trick or Treat



Halloween is coming quickly. Trick or Treat has been scheduled in Wildflower Ridge Subdivision on Sunday October 31, 2021 from 6-8 pm. There is no rain date in the event of inclement weather, nor will there be an alternate date in light of the COVID-19 pandemic. Residents may opt out and choose not to participate. We ask that you determine what is best for your family. Please turn on your porch light if you wish to hand out candy. In an effort to keep traffic to a minimum, please do not drive children around the development.

Due to COVID-19, we encourage all participants to abide by the State of West Virginia, CDC and Berkeley County Health Department recommendations for social distancing.

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 new website to stay up to date on what's going on in your community
wildflowerridgehoa.com

Progressivebookkeepers@gmail.com

Office: 304-901-5890