

## 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

Spring – Summer 2021 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 3/31/2021 reflects that the Association has the following funds:

Operating Cash: \$ 22,513.11  
Reserve Accounts: \$ 166,384.80

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.

We would like to say thank you to those homeowners who pay their dues on time.



## Storm Water Management Update

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. Triad has now completed their preparation of the study's final report, as well as helped to prepare scopes of work and drawings for the maintenance and repair projects ahead of us. 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. Some of the projects slated for 2021 and 2022 will also be discussed at this meeting. **Please look out for the Townhall Meeting Notice in the mail and on the community website page.** 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 contract with a revised scope of work with respect to the cleaning of community inlets and mowing areas.** This contract was bid out to five companies earlier this year, in conjunction with the snow removal contract, and both contracts were awarded to Botanica Enterprises. Additionally, a prioritized effort of clearing brush around the Stormwater Detention Ponds in the community was bid out to seven different companies and this work was awarded to US Lawns. To assist with the financial feasibility of the Stormwater Detention Ponds clearing work, the project was split-up; **two of the ponds will be addressed in 2021 and two more ponds will be cleared in 2022. Additionally, in 2022 the community's largest Stormwater Detention Pond will receive maintenance and needed riprap will be installed.**

There are several more future improvement projects that 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; we ask that all homeowners in our community do the same.

One way community homeowners can help the betterment of our community is to ensure that no easement areas are altered in anyway. Alterations or modifications to any easement areas in the community is not permitted. Should any homeowner have questions regarding this, please contact the property management firm, Progressive Bookkeepers, whose information can be found on the community website.

# 2021 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 24<sup>th</sup>, 2021 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 or in person at the Knights of Columbus at 108 W Stephen St, Martinsburg, WV 25401. 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 online meeting ID is **wildfloweridgehoa**.

## Opening Position on the Board of Directors

Elizabeth will be leaving the board after having served the community for the past several years. Applications will be accepted at the annual meeting, or in advance of the meeting by mail and applications can be downloaded on the community website. Volunteering is at the very core of being a human never doubt that a small group of thoughtful, committed homeowners cannot change community; indeed, they can, it is the only thing that ever has. "We need you! Please



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.

## Off Road Vehicles

The Association has received complaints regarding recreational and off-road type motor vehicles that are being driven on the community roadways and common areas. Please be reminded that unregistered motor vehicles of any kind are prohibited from being operated within the community. Wildflower Ridge is on the county "No ATV List". You can call the sheriff's office non-emergency number when an ATV is present in the community and they will send an officer over to question the ATV operator and possibly seize the vehicle.

## Spring has Sprung

The community manager will be doing regular inspections, so please ensure that your home is ready!

Some areas of required maintenance are:

- ❖ Grass/landscaping/shrubs etc...
- ❖ Shutters that are faded/missing
- ❖ Mold/Mildew on house siding
- ❖ For more info, please visit the community website.



## 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.

## Community Yard Sale

Due to Covid -19 concerns, there will be one community yard sale this year. It is tentatively scheduled for August 21<sup>st</sup> & 22<sup>nd</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. A sign will be posted at the community entrance.

## Grounds Maintenance

The community will receive grounds maintenance from a new landscaping company this year. If there are any common areas that are accidentally being missed during maintenance visits, please inform the community manager of these areas at [progressivebookkeepers@gmail.com](mailto:progressivebookkeepers@gmail.com)

'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 \$1,000.00 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.



## Concerns???

If you have concerns, complaints, comments, or questions about anything HOA related, please reach out to Progressive Bookkeepers....and be sure to check out the 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