

Board of Directors

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An insight into your community

Fall - Winter 2022 Newsletter

Wildflower Ridge HOA

wildflowerridgehoa.com

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Martinsburg, WV 25402

Community Managers:
Progressive Bookkeepers, LLC
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304-901-5890



The Financial Corner

The most recent balance sheet dated 8/31/2022 reflects that the Association has the following funds: Operating Cash : \$ 30,138.89
Reserve Accounts : \$ 135,532.70

Be advised, the Association will be aggressively pursuing delinquent accounts. 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.

“A big Thank You to those homeowners who continue to stay current.”

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. You also can add a second layer of protection with temporary weather stripping.

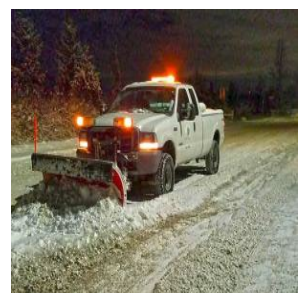
Water faucets – Remember to turn off and drain the outside water faucets to keep the water lines from freezing during prolonged cold spells. To properly winterize a hose bib, turn the inside pipe to the

“closed” position and turn the outside water spigot to the “open” position. A burst pipe 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.

A well-maintained home makes for a happy homeowner.

Snow Removal 2022-2023

This year we have contracted Botanica Enterprises to complete our snow removal. The crews will begin work after 3” of snow has fallen. The work will be completed 6-8 hours after the snowfall ends. In a heavy, continuous snowstorm, the crews will start clearing at their usual contracted trigger. Once they have completed the first job and the same trigger amount falls again, they will make another clearing run. Note that the work will be completed approximately six to ten hours after the snowfall has ceased. When expecting large amount of snow please be sure to not park on the roadways to ensure the plowing is easier and more effective for proper clearing of our streets.



2022 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 it hasn't been easy and finding materials has taken time and extra effort but the accomplishments that have come from all of your hard work have not gone unnoticed. There are ongoing measures being taken to ensure property values are maintained at the highest possible level. We know there are still a few homes lingering that need to complete additional maintenance but overall.... Great job!



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.

Pets

There have been several complaints regarding loose pets. The leash laws are in effect within the development. There is a legitimate concern for the safety of our residents and unleashed pets within our community. Please keep your pet on a leash or within the confines of your own property. You can be held liable for the actions of your pets. All pets should be registered and all waste from your pet when walking should be picked up. The board will be reviewing and amending bylaws to implement fines if complaints continue to rise.

Halloween >>>

Trick or Treat

Halloween is coming quickly. Trick or Treat has been scheduled in Wildflower Ridge Subdivision on Monday October 31, 2022 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. In an effort to keep traffic to a minimum, please do not drive your children around the development.



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. The speed limit within the community is **20 mph**. The board will continue to work with law enforcement to help enforce out speed limit throughout the development.



The Storm Water Management Project

As we continue to work on our stormwater management project, the focus for 2023-2024 will be to maintain foliage around the ponds and look at the piping between streets for better drainage. This continues to be a lengthy process before completion, and we ask that all homeowners continue to do their 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 wildfloweridgehoa.com website.*

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
wildfloweridgehoa.com

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