

Board of Directors

President – Vacancy

Vice President – Vacancy

Secretary – Challice LaRose

Treasurer – Delia Plowden

Member at Large – Mike Showe



An Insight into your Community

Spring – Summer 2022 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 2/28/2022 reflects that the Association has the following funds:

Operating Cash \$ 24,896.25

Reserve Funds \$185,523.72

Be advised, the Association will continue to aggressively pursue delinquent accounts by filing liens, 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 May.** This is the only notice you will receive. The association will then send 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 garage or the rear yard along with childrens toys, bikes, balls, gardening tools, etc. Please check with the sanitation department before placing bulk items out.

If trash is not picked up for any reason, it must be removed from the front of the property. It cannot remain roadside until the following week.

Replacing broken blinds and hanging nice drapes makes a huge difference and don't forget to take down those Christmas lights!

Lawn Maintenance Make sure that trees, shrubbery and other plants are well manicured throughout the season. Be sure to trim weeds from flower beds, fences and walkways. Fresh mulch goes a long way to improve 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.

Investments property owners – Make sure your tenants are aware of the covenants. You are responsible for your tenant's actions and you could incur fines if they are in violation.



2022 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 in June. There will be notices mailed in May with the details along with proxy ballots and board member nomination forms. Please be on the lookout for those.



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. We encourage all homeowners to attend the meeting and participate in making a difference in your neighborhood.

Paving!

We have just completed the bidding process and awarded a contract for paving, crackfilling and sealcoating the development roadways. This is a project that will be split over 2 years. This year, the focus will be on Universe Drive and Moonlight Lane. There will be notices sent regarding specific dates and times for completion of the work.

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.

ATV's ARE NOT ALLOWED

We are reminding ALL residents, ATV's are NOT allowed to be driven anywhere within the development. There is a small sign posted at the community entrance. We received multiple complaints of this activity last year. A child was nearly hit last year by someone speeding on a dirt bike. There are off road parks that would be happy to accommodate your interests in these activities. Only street legal tagged vehicles are allowed on the roadways.

FIREWORKS ORDINANCE

Everyone likes a good fireworks show but we need to think of the safety of all the residents, including veterans... Not to mention what the noise does to pets... Every year, we get numerous complaints from the residents. Please consider taking the family out to see the firework shows.

Memorial Day is coming quickly and July 4th 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 to read the entire ordinance.



The Storm Water Management Project

The Storm Water Management Project was kicked off last year with the clearing of the runoff pond located at the front of the development and the pond located off Moonlight. Rip-rap rock was placed around the pond to help reinforce it and those areas will now be maintained as needed by the landscaping company. This is an ongoing project that will be continuing into next year as we work on the remaining ponds and the flow of storm water down Moonlight at the back of the development.

Community Yard Sale

Back by popular demand.

There will be two yard sales this year. June 11th & 12th and September 10th & 11th. Both will be from 8am to 1 pm. Residents should set up in front of their homes to sell their items. The Association will be placing advertisements 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 community managers....

Progressivebookkeepers@gmail.com

Office: 304-901-5890