

Wildflower Ridge HOA

wildfloweridgehoa.com



Community Managers:
Progressive Bookkeepers, LLC
progressivebookkeepers@gmail.com

Phone:
304-901-5890
Managing Agents: Melody Rockenbaugh
and Angela Thurber

Board of Directors

President – Delia Plowden
Vice President – Vacant
Secretary – Brandi MacDonald
Treasurer – Vacant
Member at Large – Mike Showe

The Financial Corner

The most recent balance sheet dated 8/31/2023 reflects that the Association has the following funds:

Operating Cash: \$ 30,061.49
Reserve Accounts: \$ 157,671.05

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 are happy to work with homeowners during these tough economic times.

WFR BOARD VACANCIES

We Need You!



We have open seats on the board and our hope is to fill the seat (s) as soon as possible. We need homeowners who are willing to make tough decisions for the betterment of the neighborhood. It only takes one person to make a difference. Please message or call Progressive Bookkeepers to get involved, you can also download the nomination form from the Wildflower Ridge HOA website. (Found in the documents section) Once submitted a special board meeting will be called to review the nomination form, it's that easy.

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 windows or vents. Look for insufficient 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. You can also 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.

Smoke Detectors - Remember to test smoke detectors and change batteries.

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.*

2023 Property Inspections

We would like to take the opportunity to thank the homeowners for the work that was put into the cleanup 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 required extra effort but the accomplishments that have come from all your hard work have not gone unnoticed. There are ongoing measures that should be taken to ensure property values are maintained at the highest possible level. Keeping up with roof repairs, broken shutters and setting trash out only on designated nights goes a long way to improve the overall appearance of the neighborhood. We know there are still a few homes lingering that need to complete additional maintenance but overall.... Great job!

Our Furry Friends!

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 (s) on a leash when walking or within the confines of your own property boundaries when outside.** You can be held liable for the actions of your pets. All pets should be registered and all waste from your pet should be picked up when walking your pets. Please **do not feed feral cats.** There have been several complaints regarding cats getting into trash and using flower beds as litter boxes. The board will be reviewing and amending bylaws to implement fines if complaints continue to rise.

Project Updates for 2023

Our sewer system on Universe drive was upgraded this year. The tank was replaced along with the cover that goes over the tank, the pipes and the motor updated with all new parts. Potomac Edison replaced leaning poles in the common area. The stop signs now have a reflector attached to them to bring more visibility to our stop signs at night; and any stop sign that was damaged has now been replaced. We also added a new speed limit sign and additional stop signs on Moonlight to encourage folks to slow down. We also replaced the stolen NO ATV sign at the front entrance and added a new one on Moonlight. We will continue to work on the SWM project as the budget allows and we are looking into rezoning one of our common areas to add a playground.



Halloween >>



Trick or Treat

Halloween is coming quickly. Trick or Treat has been scheduled in Wildflower Ridge Subdivision on Tuesday October 31, 2023, 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. To keep traffic to a minimum, please do not drive your children around the development.

Snow Removal

We are in the process of securing a new contract for Snow Removal and Landscaping. As usual, snow removal crews will begin work after 2-4" of snow has fallen. The work will be completed 6-8 hours after snowfall ends. Roads will be pre-treated prior to weather events.

While vehicles should always be parked completely off paved roadways, this is especially important during weather events to avoid damage to personal vehicles as well as the contractors and their equipment.

Concerns???

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

Progressivebookkeepers@gmail.com

Office: 304-901-5890

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.

Wishing Everyone A Safe and Happy Holiday Season!

