

Wildflower Ridge HOA

wildflowerridgehoa.com



BOARD MEMBERS

President – Delia Plowden

Vice President – Vacant

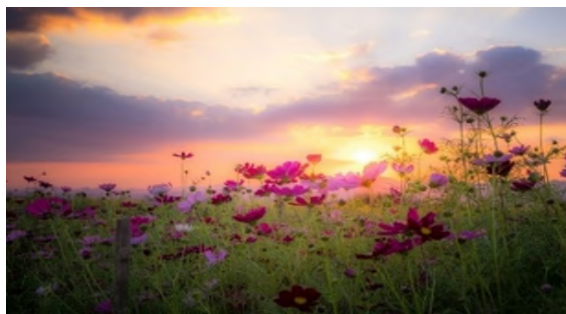
Secretary – Brandi MacDonald

Treasurer – Vacant

Member at Large – Mike Showe

Community Yard Sale

The community yard sale dates for 2024 are set for June 8th & 9th and Sept 7th & 8th. Both will be from 8am to 4 pm. Residents should set up in front of their homes to sell their items. The Association will be placing an advertisement in The Martinsburg Journal and a sign will also be posted at the front of the community entrance....



The Financial Corner

The most recent balance sheet dated 4/30/2024 reflects that the Association has the following funds:

Operating Cash: \$ 33,731.86

Reserve Accounts: \$ 189,321.55

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 Community Managers:

Progressive Bookkeepers, LLC

PO Box 1798

Martinsburg, WV 25402

progressivebookkeepers@gmail.com

Phone:

304-901-5890

Managing Agent (s): Melody
Rockenbaugh & Angela Thurber

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 starting the first week of June.** Progressive Bookkeepers will be sending letters regarding non-compliance items and will be 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. Check your siding and schedule some time to clean off mildew as soon as weather permits.

Trash, Toys & Debris

Make sure trash, debris & recycling containers are kept out of sight except on designated trash pickup day(s), this includes bulky items. Garbage is set out the night before. Please check with the sanitation department before placing bulk items out for pick up. If trash is not picked up for any reason, it must be removed from the front of the homeowner's property. It cannot remain there until the following week. Fines will be issued if it's a re-occurring problem.

Architectural Change Forms

All Arc forms are out on the wildflower ridge hoa website for all improvements alterations or changes to your lot or home. If you're not for sure if your project requires an arc reach out to Progressive Bookkeepers. All forms must be completed prior to work being started.

Lawn Maintenance

Make sure that lawns are well manicured throughout the season along with shrubbery. Be sure to trim weeds from flower beds, fences, and walkways. Fresh mulch in planted beds will go a long way in improving the appearance of your landscaping and home.

Mailboxes

Please check to make sure your mailboxes display your address and that posts are structurally sound. This will ensure your mail gets to you along with curb appeal.

Decks & Fences

Fences and Decks are visible parts of your home, and they affect the overall look of the community. We must all do our part to maintain our community value. Please be sure to check for repairs and maintenance of both.

Window Treatments

Each Homeowner is responsible for the care and maintenance of its window coverings. Drapes, curtains, blinds, and all other window coverings must be kept in good condition. Each Homeowner will be required to replace torn materials/coverings and blinds exposed to the exterior.

Give 'em a BREAK!!

As warmer weather approaches, more people will be out enjoying the community walking and children will be out playing. Please "SLOW DOWN" and obey all Stop Signs and Speed Limit Signs to help keep our neighbors safe. Remember, all vehicles parked on the road shoulder, must be completely off the road to avoid towing, damage by mowers and other cars.



Wildflower Ridge Speed Limit

2024 Annual Meeting Notice

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 27th, 2024, from 6:00 p.m.-7:00 p.m. The meeting will be held at the Knights of Columbus building located at 108 W. Stephen St. we will be hosting the meeting via conference call as well, if you prefer you can call into the meeting. To dial in directly simply call 701-802-5272 and use access code 3371279# – the online meeting ID is wildfloweridgehoa. For a calendar reminder please email progressivebookkeepers@gmail.com, using the subject of Annual Meeting Reminder and we will send reminder to you. 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 homeowners to discuss improvements regarding the community.



FIREWORKS ORDINANCE

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. Please be mindful of your neighbors. 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

As we continue to work on this effort everyone will need to do their part by keeping their culverts and easement areas clear of debris and trash. If you see debris/trash laying in your easement area, please clean it up.



Our Furry Friends!

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 should be **picked up** when **walking your pet(s)**. Please do not feed feral cats. There have been several complaints regarding cats getting into trash and using flower beds as litter boxes. There is a non-profit organization called The Cat's Voice WV - Cat, Rescue, that advocates for abandon cats in the eastern panhandle area. Learn more at (<https://thecatsvoicewv.org>)

ATV's / Dirt Bikes

ATV's and Dirt Bikes are not allowed anywhere within the development. Any vehicle that is not street legal and is not tagged cannot be driven on the roads or in common areas. Possible fines could be imposed on homeowners for each offense.

2024 Handyman Special

Handyman of Martinsburg and Charlestown is offering WFR Homeowner's \$25.00 off service that has a minimum of 2- hours or more on labor services requested for 2024. Tel: 304 -901- 3900.

Note: While the Association may provide information on local service providers, the Association does not warrant, endorse, or guarantee the work of any vendor or contractor. All work and payment arrangements are directly between each homeowner and the service provider.

Special Thank You-To all residents that continue to maintain their property with a neat and tidy “curb appeal. “This helps to ensure that we are offered the highest property value.



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