

Wildflower Ridge HOA

wildflowerridgehoa.com



PO Box 1798
Martinsburg, WV 25402

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

Community Yard Sale

The community yard sale dates for 2023 are tentatively set for June 10 & 11 and Sept 9 & 10. 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 an advertisement in The Journal. A sign will also be posted at the community entrance....



The Financial Corner

The most recent balance sheet dated 4/30/2023 reflects that the Association has the following funds:

Operating Cash: \$ 32,836.00

Reserve Accounts: \$ 157,666.00

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.

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 June.** The association's managing agent will be sending 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. 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 nights, this includes bulky items. 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 property. It cannot remain there until the following week.

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 plant beds goes a long way in improving the appearance of landscaping and your 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 and adds to the curb appeal.

Decks & Fences- Fences and Decks are visible parts of your home, and they affect the overall look of the community. Please be sure to check for repairs and maintenance.

Special Thank You-To all residents that continue to maintain their property with a neat and tidy "curb appeal. "This ensures that we are offered the highest value for our homes.



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.

2023 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 29th, 2023, at 6:00 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 a 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 voice their comments and/or concerns 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. 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.



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.

2023 Handyman Special

Handyman of Martinsburg and Charlestown offers WFR Homeowners \$25.00 off any service requested for 2023.

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 a particular vendor or contractor. All work and payment arrangements are directly between each homeowner and the service provider.

As we continue to work with Triad Engineering on the Storm Water Management Project, please do your part by keeping the culverts and easement areas clear of debris. This is an ongoing effort to restore proper storm water runoff.



The Storm Water Management Project

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 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 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.

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