

# Wildflower Ridge HOA

wildflowerridgehoa.com



**Community Managers:**  
Progressive Bookkeepers, LLC  
[progressivebookkeepers@gmail.com](mailto:progressivebookkeepers@gmail.com)

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

## Board of Directors

President - Delia Plowden  
Vice President - Mike Faulkner  
Secretary - Brandi MacDonald  
Treasurer - Anthony Aaron  
Member at Large - Mike Showe

## The Financial Corner

The most recent balance sheet dated 8/31/2024 reflects that the Association has the following funds:

Operating Cash: \$ 36,700.51

Reserve Accounts: \$ 189,327.93

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



### We Need Your Help Controlling the Skunk Population in the Community

While it is extremely unlikely a skunk will attack, they are known carriers of rabies, and it is possible to contract the disease from their bite. Should you encounter a skunk on your property, the best course of action is to avoid contact and call a nuisance wildlife expert. Animal control specialists are trained and licensed to manage skunk problems and will partner with you in creating a comprehensive plan to identify potential den areas, remove the offending animal from your property, and reduce the likelihood of future infiltration. Skunks are heavily attracted to sunflower seeds, birdseeds, also garbage, grills and pet food have all been known to attract skunks. Essential oils such as eucalyptus, peppermint, and lavender have strong scents that skunks find offensive. **Thank You for your support!**

## 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 doors and windows.

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 pie 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 wildflowerridgehoa.com website.

# 2024 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!

***Please keep your pet (s) on a leash when walking or within the confines of your own property boundaries when outside.*** There is a legitimate concern for the safety of our residents and unleashed pets within our community. 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.** If you want to help them, you can try to find them a home, adopt them, or contact the local animal control authorities. Continuing to feed them can cause conflicts with other wildlife, which can lead to predation and disease transmission.

## Project Updates for 2024-2025

We will continue to work on the SWM project as the budget allows. Please remember to keep easement(s) clean of debris and trash.

Below are some of the projects recommended for a 2025 implementation:

- Reflective re-painted line at the entrance of development
- New Solicitation Sign to be placed at entrance and move old one to another part of the community, so we have two signs.
- Fence to be fixed at entrance around Pond A
- Dog Waste Dispensers to be placed throughout the community for our furry friends.
- Will work with zoning to get approved for playground.



## New Neighborhood Watch



If you are interested in being a part or leading a neighborhood watch program, please email Progressive Bookkeepers by or before November 30<sup>th</sup>, 2024. This program will depend on participation.

## Halloween >>



## Trick or Treat

Halloween is coming quickly. Trick or Treat has been scheduled in Wildflower Ridge Subdivision on Thursday October 31, 2024, 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.

## 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 [wildflowerridgehoa.com](http://wildflowerridgehoa.com).

[Progressivebookkeepers@gmail.com](mailto:Progressivebookkeepers@gmail.com)

Office: 304-901-5890

## 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.

## 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 in the Community a Safe and Happy Holiday Season!**