

2024 WRPOA Annual Meeting President's Message

Dear Woodcreek Reserve Property Owners

11/21/23

This was our 6th year of being a self-managed property owners association.

There was a lot of work done during our 1st year (2019) by neighborhood volunteers – at the entrance 23 trees and 8 rose bushes planted with landscaping, fences installed, solar lights installed, and Christmas lights on the fences and pine trees. Street signs were installed throughout the neighborhood and street repairs were done.

Also, during the 1st year we had many social events; however, due to the pandemic no events occurred in 2020. The main concern was for members to stay safe and healthy. Several Board meetings were cancelled that year and the October Board meeting done using ZOOM.

Projects done our 2nd year (2020) included adding 9 more trees at the East side of the entrance common area, replacing 1 tree that died, and supporting Woodcreek Crossing with the installation of the fountains between our neighborhoods. We have a strong relationship with Woodcreek Crossing with many of our members using their pool (fee), playground equipment and basketball court. We purchased garland to decorate the entrance fences and colored net lights for the rose bushes.

Projects done our 3rd year (2021) included adding electricity on both sides of Stonehaven Drive at the Northfield entrance and installing lights on the fence, a bright light shining on the entrance sign and lights that shine on the entrance rose bushes. Also, there were several social events - two (2) garage sales, an enjoyable "Summer Bash" with a water slide and a chile cook off.

Projects done our 4th year (2022) included a garage sale and a special meeting transferring approximately 0.123 acres of common area (approved and completed). The main entrance grass area between the curb and sidewalk on each side of Stonehenge Drive redone (weeds/grass killed, tilled, rocks removed, additional dirt and seeded). This was done to the rear entrance too.

The main projects planned our 5th year (2023) was to aerate and seed the Common area but was not done due to the dry weather. All other major projects were completed in prior years. Also, we did not incur any Social Committee expense (budgeted \$1,000) because we had no Social Committee chairperson or events.

The main project planned our 6th year (2024) was to aerate and seed the Common area in order to maintain an attractive entrance area. We did have a garage sale. Based on all the projects completed in the past 6 years, there are no forecasted major expenses going forward. However, other operating expenses (insurances, fertilizer, PO Box rental, property tax, audit fees, etc.) have increased over the past 6 years.

As specified in the By-Laws, there must be a detail audit list of receipts and expenses distributed to each member of WRPOA (please refer to the website for the audit list). The audit list shows all the receipts and expenses from January 2024 thru November 2024 and forecasted expenses (highlighted in light yellow) for remainder of 2024. Also, there is a summary of the receipts and expenses at the bottom of the audit list.

The Board has reviewed the actual and forecasted expenses for 2024. Also, the Board has reviewed the forecasted expenses for 2026 thru 2029. A proposed 2025 Budget is on the website. There are no major expenses forecasted for 2025 or future years.

The Board proposes that the dues remain at \$425.00 for 2025. During the November 2024 Board meeting, the Board voted to reduce the reserve from \$17,000.00 to \$15,000 at the end of each year. This reserve is for emergencies or other projects that may arise during a year. The forecasted cash balance for 2024 year end is \$20,489.17. During 2024 the major favorable expenses were \$941 - social events, \$600 - no trees needed replaced, \$500 - no shrubs needed replaced and the fence needed no repairs, \$300 - no street cleaning needed, and \$271 less electrical usage than budgeted. In the 2025 budget we are budgeting to aerate and seed the part of the Common Area (budget of \$3,000). Please review the proposed 2025 Budget and contact me or any Board member with any questions. The forecasted year end cash balance for 2025 is \$15,896.67 (close to our revised target of \$15,000). The approval of a 2025 **Budget will be voted on 12/17/23 at the Annual Meeting which will be done using Mircosoft Teams Meeting.** The Annual Meeting will begin at 7:00 PM and will be held at Tim Edwards home, 2482 Commons Court, Avon, IN. Please contact me or Aimee O'Connor, WRPOA Secretary, if you feel that your contact information is incorrect.

A GREAT neighborhood needs involvement. At the end of 2024 there will be one (1) 3 year term vacant on the Board of Directors (my term is ending). Please fill out the form on the website if you wish to run for the Board of Director position. Your Board of Directors usually meets quarterly and then for the Annual Meeting. Lastly, but still very important, we are looking for volunteers that wish to serve on various committees.

It has been a pleasure being President and serving the members of the WRPOA for the past six (6) years. Together, we have done many projects that improved Woodcreek Reserve while creating a nice friendly community resulting in a great place to live and raise a family. Thanks for your support these past six (6) years!!

Sincerely yours,

Bruce E Harrison
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