

Dear Neighbors and Members of Willow Brook Association 1, 2 & 3

2023 has arrived and the Board wishes all a Healthy and Safe New Year.

Last years projects were completed to the extend of our funds collected from our Members.

We start the New Year with 25 Members owing the 2022 Assessment and 51 members owing the 2022 Special Assessment. With costs increasing this does create a challenge for the Board to tighten our plans for 2023 and work to maintain our facilities and grounds within our means.

Our plans for this year are to finish the 4 entrance way fencing between the pillars, which was pushed to 2023. Painting of our weathered street signs and repairs to mail box units that need updating. The main project of our Fountain in the lake and park area, has been thoroughly discussed, purchased and the Board is happy to announce its Grand Opening in May. Date and plans will be updated in the website as we get closer to the Spring weather.

The Board was happy to see more members attending our Monthly meetings with their questions, ideas and showing their interest in our community. We hope all the Members are able to keep in touch with our plans through the website and viewing the monthly meeting news, as well.

We are happy to announce a New Home that will be underconstruction this year adding a new family Member to our community in the Mulberry Court area.

We also like to thank our new Members on the corner of Chestnut Lane with their plans to ignite our community spirit with their specialty in Holiday decorations for Halloween and Christmas time celebrations. Keep up the good work.

A reminder to all Members the late accounting fees for unpaid fines, assessments and other funds owed to our HOA, are still continuing until all funds are paid in full. This started in January of 2021 and has helped in many cases to get funds paid on time.

The major change for 2023 will be in violation process. The committee will still hold their monthly inspections and violations will be sent to the respective Members. It will be up to the Member to make the timely corrections before the next month inspections or a fine of \$50.00 will be started. There will not be a violation hearing at 5 pm as before since several Members were not showing up to defend or prove their corrections. If a member does not agree with the results or can not meet the the repair dead line, it will be up to them to attend the next MONTH BOARD MEETING to state their case at 730pm. The fines will continue until the repairs are made and THE FINE will increase to \$75.00 per month until completed. IF OUR MEMBERS READ THE RULES AND REGULATIONS OF OUR HOA these violations would end and the Board's time for handling violations would not be needed.

The Board again thanks all the Members for their time and efforts in keeping their homesite and grounds within our rules. The majority of our Members do this every year and take pride in their home and enjoy the value of our Community to the Crete Township area.

The WBECA 1, 2 & 3 Board

