

Willow Brook Estates Community Association, 1, 2 & 3 Year Ending 2023

Greetings,

It is that time of year once again and your HOA Board members thank you for your continued support and commitment to updating our community's common areas. In addition to our ongoing work to enhance and keep up the standards and appearance of our community at the highest level so that we continue to be known as a "Southern Gem Suburb".

This year has been productive even with the challenges we faced due to limited funds. However, with creative planning, thorough searching of reputable, cost-conscious vendors, volunteering, and donations of our members we have made the following accomplishments:

- 95% completion of entrance renovations what remains is replacement of the picket fencing and signage painting at Cedar and Chestnut Lanes entrances.
- Upgraded landscape and lighting of Cedar Lane entrance at the windmill.
- Upgraded lighting at the club house along with repairing of its low voltage lighting.
- Repaired light fixtures.
- Removal of dead trees from park and common areas in the park.
- Quality ground maintenance with proper fertilizing and preventive weed control.
- Water quality enhancement of our park's pond.
- Pond's lighted fountain.
- Exterior painting of club house.

However, there are still more needed improvements:

- The park's walk pathway needs to be replaced.
- Replacement of the club house deck an upgrade landscaping around the club house.
- Complete painting of street signs and mailbox stands.

All of this requires funding which comes from each of us paying our assessments and on time. Unfortunately, due to rising costs and failure of some members not paying their assessments we must raise the annual assessments from \$375 to \$400. Regretfully the Board has implemented an aggressive collection program to keep all members current with their responsibility to our HOA. It is not fair to the members who do honor their responsibility to our HOA to be penalized because of those who do not.

Another area of concern is our members consistently keeping their homes in good repair, updated and in compliance with the Rules and Regulations, Covenants and By Laws. The Board appreciates most members who take excellent care of their property on a continuous basis. However, it is imperative that all members take care of their property accordingly. Not doing so costs you money, lowers your property value and the community as a whole. Areas to be mindful of include landscaping, weed control in grass and planting areas, dead tree and bush removal, updating and painting of the exterior of your home and removal of commercial vehicles and trailers, small boats etc. This Board commits time and effort to protect our community's values and investment by monitoring our neighbors' compliance with our Rules and Regulations.

Lastly, the Board thanks Ray Peterlin, our previous president, for his commitment and hard work to our community and wish him the very best.

For more information on your HOA please visit our website www.willowbrook123.com The Board wishes you all a safe and happy holiday! We look forward to seeing you at our next meeting, December 21, 2023.

Bonnye Johnson, Board Vice President