

## Willow Brook Estates Community Association, 1, 2 & 3 Year Ending 2024

Greetings,

It is that time of year once again and your HOA Board members thank those of you for your continued support and commitment to updating our community's common areas. We continue the work of enhancing and keeping 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 increasingly more challenging due to limited funds. However, because of creative planning, thorough searching of reputable, cost-conscious vendors, volunteering, and donations of our members we have made the following accomplishments:

- Completed repairing and painting of all Street Signs and Mailboxes.
- Completed replacing Picket Fencing at all Entryways.
- Upgraded exterior lighting at the Club House.
- Repaired the retention wall on the East side of the pond
- Painted metal chain fence around the spill well
- Removed weeds within the pond
- Implementation of Buildium – HOA Management Software

However, as stated last year, there is still more needed improvements:

- The park's walk pathway needs to be replaced.
- Replacement of the club house deck.
- Remove and replace diseased and dying park trees
- Repair the area around the lake to retard erosion

All of this require 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 \$400 to \$425.

With the implementation of Buildium and transfer of membership records and balances, we have put on hold the mailing of balance invoices as we work with ARMS to confirm membership's current balances. Buildium is a user- friendly web-based software for the management of Association financial and owner management operations. It allows the homeowners 24/7 access to their records, by-laws, minutes, balances notifications and more. It also allows homeowners to pay their assessments and other charges online. However, for the best use of the software, it is important that ARMS have your current email address and phone number. You can email your updated information to [mamador@actierms.com](mailto:mamador@actierms.com)

As stated previously, we are concerned that our members consistently keep 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, there are open Board positions if you are interested in serving please complete the Candidate Application form. For more information on your HOA please visit our website [www.willowbrook123.com](http://www.willowbrook123.com) The Board wishes you all a safe and happy holiday! We look forward to seeing you at our next meeting, December 19, 2024.

Bonnye Johnson, Board Vice President