

The WedgeWord

December 2012 – MUST READ

Newsletter of the Wedgewood Homeowners Association

PO Box 1696, Broken Arrow, OK 74013-1696

www.wedgewood-ba.com

President:	Mike Trainer	258-3358	Area 2 Rep:	Neal Woods	258-2159
Vice-President:	Joe Annan	606-9712	Area 3 Rep:	Zane Whitlow	408-3485
Secretary:	Terri Johnson	258-2758	Area 4 Rep:	Melissa Bowersock	251-6139
Treasurer:	Demory Green	258-4461	Pool		258-6888

City Action Line: 258-3587

Annual Meeting Summary :

Joe Annan and Melissa Bowersock are recent volunteer replacements at Vicepresident and A4 Rep respectively.

The annual meeting for 2012-2013 was held at Lynn Wood Elementary School on Thursday, Nov 1, 2012.

There were 25 properties represented in person, 29 properties represented by proxies (54 total.)

Mike Trainer was voted to this present term as President, Terri Johnson as Secretary and Zane Whitlow as Area 3 Rep.

After heated comments from some in the audience, the majority of those present, along with sufficient number of proxy ballots, voted to close the pool next season, unless the water is fixed and the damaged Aspen entrance repaired at Louisville, the collapsed driveway beside the pool is fixed and the pool bath-house re-roofed. There was no plan for financing that or any volunteers to help get it done.

The financial summary statement for this past year was distributed at the meeting, is available online at the website and is reprinted on the back of this WedgeWord.

Time to Step Up To The Plate

Those who stayed home left the fate of Wedgewood to those with an agenda. As Treasurer, here is what that decision means.

First, thank you to those who sent in 2013 assessments when requested in the last WedgeWord before the annual meeting. Without those I could not have paid our employees or those doing the mowing.

As of this writing, 50% of the 409 Wedgewood properties have paid the 2012-13 annual \$75 assessment. (If you haven't yet, an invoice accompanies this.) The unpaid remainder represents \$25,875. Of that, \$11,525 is for this current fiscal year and \$14,350 for past years.

Typically, people procrastinate through next summer so that only another 10% (\$3,000) might come in before I would have to start going door-to-door begging people to get current so I could pay bills.

Speaking personally here, after doing all the work for a number of years and getting nothing but character assassination at annual meetings, I don't anticipate door-to-door action now.

The bank account balance is \$12,195, which sounds like a lot until the expenses are factored in.

Basic big-ticket costs for the rest of the fiscal year are:
Mowing \$8,030

Insurance	\$2,473	
Utilities	\$3,827	Total: \$14,330

That means the present bank balance is \$2,135 short of covering the basic big-ticket costs of operation, not including all the miscellaneous smaller items.

Rough-estimate costs of the required repairs are:

Louisville median (water)	Significant labor	
(Remove vegetation and cover with brick)		+\$500
Redesign & rebuild damaged entrance		
(Done right, both sides)		\$2,000
(Done like Houston entrances	\$10,000)	
Driveway beside park		\$5,000
<u>Bath house roof</u>		<u>\$3,500</u>
Minimum cost		\$11,000
Cost for quality		\$19,000

All will require significant donated labor and time to arrange and execute. So we need volunteer labor and \$13,000 minimum (\$21,000 realistic) immediately.

And If Not...

If that doesn't happen quickly, the decision to close the pool will likely stand. \$8,000 of your money spent last season will have been spent in vain. All our present employees will look elsewhere for next summer's employment, and will be lost for all future use. It almost certainly will not open again, ever, because the experienced people we rely on will be gone. The pool will fall into disrepair and become an eyesore until, whether by voluntary choice or legal condemnation, we will have to remove it, with a cost of about \$30,000.

Whether a few people like it or not, the pool is the only thing that differentiates us in quality from the Stacey Lynn development to the south. **The general quality of properties in Wedgewood is suffering, along with property values, and closing Wedgewood's only income-producing asset will only push Wedgewood permanently over the edge.** To reclaim lost quality, it takes 10 times the effort it would take to simply maintain or incrementally improve it. **If responsible people don't arise now, this is a certainty, not conjecture.**

Email your willingness to volunteer labor to pres@wedgewood-ba.com or contact@wedgewood-ba.com. We will also need someone responsible to fill the Treasurer position, not just someone with an agenda.

For the Wedgewood HOA board,
Demory Green, Treasurer