

The WedgeWord

October 2013 – 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: Raymond Potter	841-0918
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

Area Repairs:

Last year's annual meeting required the water be fixed and the damaged Aspen entrance repaired at Louisville, the collapsed driveway beside the pool to be fixed and the pool bath-house re-roofed. All those projects have been completed, with thanks to board members Joe Annan and Raymond Potter (and families) for doing the work.

End of Fiscal Year, Annual Meeting:

September 30 marks the end of this fiscal year. Thursday, November 7th, is scheduled for the 2013-14 annual meeting at Lynn Wood Elementary School, beginning at 7:30 pm. Treasurer, Vice President and Area 2 & 4 Rep positions start new terms.

Pool Season

Having replaced the pool buildings' roofs, we had a pool season that was probably one of the most enjoyable for our users.

We now come to the time when we are forced to have a rational discussion and plan for the immediate future. An angry agenda from a few will not be enough.

After years of inadequate maintenance, the condition of the pool requires a pivotal decision at the upcoming annual meeting.

Ground movement during last year's dry weather evidently caused breaks in the drain lines around the pool, along with cracks in the bottom of the main pool to the point of significant leakage. The county health department is telling us that they will require the main pool be totally re-plastered before they will let us open it to the public next season.

We only have two choices: repair it or remove it.

From a firm quote, we know the cost of removal: \$25,000.

Some preliminary communications indicate that by doing a portion of the work with our own labor, we should be able to bring everything up to good condition for significantly less than that. Final costs and comparisons will be available for our deliberation and action at the annual meeting.

This Means...

Either choice involves a cost that will make an assessment increase for this next year a necessity.

A lower cost to repair assumes some volunteer labor from Wedgewood residents.

The known cost of removal would be an increase of about \$60 per property if all chipped in their share, and it could be done quickly.

This is probably not a realistic expectation since 20% of Wedgewood remains unpaid in assessments, with liens in place. Another 20% would be if door-to-door visits hadn't been made.

That puts us in the practical range of 50 to 60% of Wedgewood having to pay for this, with an increase in assessment of about \$100 to \$120.

This does not include a smaller general increase of assessments that will be necessary just to fund our regular expenses.

At the Annual Meeting...

It is decision time at the next annual meeting. Those who have insisted on not having a pool need to be part of the solution.

We all are entitled to a rational atmosphere for discussion, deliberation and decisions.

Invoices for this next fiscal year are included with this Wedgeword. They include a 2013-14 assessment at the same rate as this past year. **An increase in assessment will be necessary** and, per our bylaws, each property must be current and pay at least the present assessment rate for 2014 in order to vote.

For those who have been delinquent on 2013 assessments (unpaid after Jan 1,) you will find that liens have been filed. Last December's WedgeWord made clear that the Treasurer would not have time to make repeated personal contact with everyone.

The lien release fee must also be paid in order to bring the account current for voting at the annual meeting. Unpaid 2013 assessments and lien cost must be in the Treasurer's hands by Friday October 25th for processing to vote at the annual meeting. Lien's will not be processed at the annual meeting.

Proxy forms for the meeting will be posted on line. They must be turned in to the Treasurer or the Secretary by 10 pm Saturday, November 2. If you have no internet access, contact a board member for a form. No recycled forms from previous years will be accepted.

the Wedgewood HOA board,