



June 9, 2014

Re: Semi Annual Community Update

Dear Homeowners,

On behalf of Directors Pat Glover, and Paul Schroeder, I am writing to provide homeowners an update of the community now that we reached the halfway point for the year.

Days after the annual meeting members of the Board, Jane Wismer, and Jim Yannie of Outside Unlimited, discussed landscape improvements, with a community review for landscaping issues that included, brush overgrowth, turf repair, cleanup of the walking trail, basin cutting, and other landscape concerns. The entrance project costing \$12,000 was the first step in addressing landscaping issues identified in our review, and we appreciate the favorable feedback of approval for this project.

Continually faced with challenging decisions, the Board is committed to expense management, but we cannot neglect or ignore issues that need attention now or in the future. Our community is in a very competitive resale market, and it's important that we protect our property values, and maintain a curb appeal image of a community with an inviting "fresh look". The review identified and confirmed that we need a 3-5 year landscaping improvement and tree maintenance plan, supported by a financial plan.

The funds this year to address the front entrance and smaller projects is a result of a \$10,000 reduction in the Reserve Fund contribution in 2014 as stated in the reserve study plan for this year, and usage of funds (\$6000) in the operating account. Woodledge with 46 homes does not have the financial leverage of larger communities and every dollar of the \$270 monthly assessment payment is allocated and there are no excess funds.

The monthly expenses deducted from each monthly assessment received include:

- A monthly contribution of \$100 to the Reserve Fund.
- Landscaping of \$86 and \$29 for Snow Removal.
- Management fee of \$24.
- Insurance, Accounting, Legal & Utility services of \$21.

This totals \$260 or 96% of the monthly fee. Currently there are minimal funds for turf repairs such as over seeding or other projects such as tree maintenance. This is not a sustainable financial course, and monthly assessments will need to be reviewed when the 2015 budget is prepared to address the maintenance needs to be recognized as premier carriage home community.

As of May 1st, the Association with \$220,000 in the Reserve Fund is projected to meet the year-end balance requirement as required in the Reserve Study of \$ 260,000. In May the Board invested an additional \$60,000 of the Reserve Funds in a 60 mo. CD at Citadel Credit Union at an APY of 2.05%.

Toll Brothers replaced 85 trees in May, and we ask homeowners who received tree replacements to kindly water the trees. June & July are challenging dry periods and the trees will need continued watering. Homeowners questioned if we needed all of the tree replacements, and question the locations of a few replacements. Yes, the community has too many trees and more trees only carry an added financial burden for maintenance.

Our community probably did not need all of the tree replacements, but the Township oversaw this project as it related to the warranty bond requirements posted by Toll Brothers. Possibly there could have been an alternative solution such as compensation to the association in lieu of tree replacements, but the community at large had a minimal voice with the tree replacement project. The project confirmed the association has a considerable commitment for tree maintenance with 1100 builder installed trees.

To address tree maintenance we will be contacting Rockwell Associates an arboricultural management firm in Media, for a consultant proposal for 2015. Arboricultural oversight is needed beginning with an inventory report for identification of tree types, and a maintenance plan for feeding, trimming and pruning for the long term care of trees, especially for the street trees. We also have mature trees in the community that could present insurance and risk concerns that must be evaluated for trimming, or removal.

Attending to issues requires planning, and working with business partners who can guide the Board with sound practices, want our business, and who take pride of ownership in servicing our community. Our relationship with CCR Management is such an example. Jane Wismer is getting her arms around the community issues, and becoming familiar with the nuances of Woodledge, but the Board to date is satisfied with the relationship. Jane has other communities she manages and we are appreciative of her time and commitment that she provides over and above the contract provisions.

Our contract with Outside Unlimited for landscaping and snow removal services expires at the end of this season. Working with CCR, we will review proposals from other vendors, and determine the future course for landscaping and snow removal services. The Board's expectations are to secure a comprehensive landscaping and snow removal contract with a contractor who will provide consistent servicing at reasonable pricing. Outside Unlimited will be provided every opportunity for renewal consideration along with other contractors.

The Board terminated the relationship with Holly Setzler Esq. and retained Kevin Kelly of Steven L Sugarman & Associates of Berwyn to represent the Association. The first order of business is to request Mr. Kelly to review the 8th Amendment, and Declaration to understand the compliance requirements and the scope of Association's responsibilities of both documents under Pennsylvania Law. While the Declaration in some situations may not have been abundantly clear for maintenance and repairs, both Mid Atlantic and Toll Brothers failed to distribute the amendment as required by law.

We understand homeowners who attended our *Neighborhood Get Together/Picnic* held June 7th, at the home of Joe and Dolores Pisco had an enjoyable time. Thank You Joe & Dolores for your gracious hospitality and hosting this event for the second year in a row, and special thanks to the Social Committee members Dolores, Bev, Christine and Terri for their time and planning.

Thanks and appreciation to Glen Barton for the redesign of our new website! The website includes more content for homeowner review such as Meeting Minutes, and Financial information. The communications strategy is to use Pitera communications from Jane Wismer for the delivery of information when there is a need to know, and the website for informational content. Additionally, www.WoodledgeExton.org has been registered as our Domain name, which should help promote awareness of our community with realtors, and prospective buyers.

Finally, Community Association Institutes (CAI) has a program Gold Star Community, which recognizes communities who work hard to develop and maintain standards, fiscal stability and positively impact the quality of life for residents. Jane Wismer is familiar with the requirements and standards having managed communities who have achieved a Gold Star status.

We have asked Jane Wismer to guide the Board on a path that positions Woodledge's eligibility to submit an application for a Gold Star designation within 5 years. Such an award is a plus with local realtors, because it would distinguish Woodledge as a premier carriage home community, which ultimately reflects in the marketing of the community with the goal of increasing our property values. Woodledge is a unique community, because of its size and favorable location. We hope you concur.

We have a lot of work to do to achieve the *Woodledge at Whitford Hills* look that we all expect and desire, and on behalf of Pat Glover & Paul Schroeder, we wanted you to know we are taking steps.

Sincerely,

Lou Franzini