



December 19, 2014

Re: Semi-Annual Community Update

Dear Homeowners,

On behalf of Directors Pat Glover and Paul Schroeder, I am writing to provide you with a few final updates as we close out 2014.

Homeowners may recall a 2013 West Whiteland Township project known as “Lincoln Highway Corridor Project”. One of the areas considered for a zoning change included the two vacant lots in Oaklands (across Route 30 from our community), which are currently zoned for office and laboratory. There was a recommendation to change the current zoning in this area to include retail stores and restaurants, a plan that could have created more traffic and directly affected our community.

Paul Schroeder volunteered in August to work with the President of the Evian HOA, Craig Smith; and together they developed a strategy to explain to township supervisors and Gorman Development, owners of the Oakland’s complex, how a zoning change could negatively impact both the Woodledge and Evian communities. During the period of September –November, Paul attended meetings on the matter and conveyed the concerns for Woodledge regarding zoning changes. In the end, the joint collaboration between the two communities concluded in a recommendation to the supervisors to leave the current zoning across from our community unchanged, which mitigated the re-zoning concerns, and for now will allow the vacant lots to remain under the current zoning ordinance.

- In October, the storm basin, a key infrastructure supporting the storm water management system for the Association, was inspected by a hired consultant (\$550), and passed inspection. The report, which reviews the basin and the community storm water drainage system, is required annually and has been submitted to the township.. The Association owns the basin, and is responsible for the underground pipes leading to the basin and the pipes located in the back and front of homes. The updated Reserve Study now includes the basin for eventual maintenance and repair.
- In 2015, the Association will need to form a Maintenance Committee in accordance with Article XV of the By-laws, appointing a Chairperson to assist the Board, Management Company, and homeowners in implementing procedures for the maintenance, repair, and replacement provisions of the Eighth Amendment. We need a volunteer to assist in documenting the process in order to comply with the amendment. If interested in serving on this committee, kindly contact Jane Wismer.
- The Eighth Amendment has been posted under the [Documents](#) tab on the community website at <http://www.woodledgeexton.org>. Additionally, the revised Reserve Study is posted under the [Homeowner Only](#) section of the website that includes the Association’s Financials and Meeting Minutes. In the coming weeks, the Homeowner Responsibility Chart will be posted. Thanks to Glen Barton for serving as webmaster and posting valuable content on the website this year.
- In June, the Board was requested to update the Homeowner Directory. We previously detailed the information homeowners could submit for publication, and at the same time provided homeowners the choice to opt-out if they did not want information published. To date, 13 homeowners have submitted information and 5 homeowners have opted out. We would like to hear from the remaining 28 homeowners to determine if a directory is wanted. If interested, please submit your information to Paul Schroeder at ps45@comcast.net by December 31st.

- This fall, members of the Social Committee resigned. The Board extends its appreciation for their past contributions. Looking forward, the Board has budgeted funds in 2015 for a community social event. The Board believes that an approved community social event can foster goodwill and enjoyment for homeowners; therefore, in accordance with the By-laws, the Board will consider the formation of an Activities Committee in 2015.
- In 2014, the Association changed management firms and we would like to thank CCR and Jane Wismer for a very successful year. The Board is appreciative of Jane's efforts for going above and beyond provisions of the contract, such as attending all of the monthly Board meetings in 2014 when the contract stipulated six meetings. Jane's 20+ year experience has paid dividends for Woodledge, and we look forward to having Jane as our property manager in 2015.
- It has come to our attention that homeowners may have condo insurance which is the incorrect type of homeowners insurance. Our community is a Planned Community, not a Condominium. We recommend homeowners speak with their insurance agent to review their insurance coverage.
- In October, we finalized landscaping and snow removal contracts with Outside Unlimited that provide additional services at a favorable pricing structure for the next 3 years. The two fall cleanups have been completed. The Board used a remaining turf cut for an extra leaf removal service, saving \$900. Gutter King was hired for the gutter leaf removal service at a \$500 lower bid than Butler Co., and in October, the entrance flood lights and fixtures were replaced for \$650.
- In 2015, \$11,000 has been budgeted for trees and vegetation cutback in the community. The maintenance and care for trees is not only for builder-installed trees but also for mature trees. A few older trees along Lincoln Highway were recently uprooted by wind, presenting a risk of falling onto Lincoln Highway. This area is Common Open Space and the Association has the responsibility for removal. If you should see older trees, especially along the walking trail, that need attention, please email Jane Wismer so that the trees can be evaluated for pruning or removal.
- Director elections for 2 seats will be held in 2015 at the March Annual Meeting. The 2-year terms of Pat Glover and Paul Schroeder end in March and nomination forms will be mailed in the coming weeks. Pat Glover, diligent in the oversight of the Association's finances, has advised he will not be serving another term. Both gentlemen have admirably served our community. Director titles and responsibilities are voted for by the new Board after the Annual Meeting. Interested homeowners may not be aware of a director's responsibilities or community initiatives, but the meeting minutes for 2014 posted on the website can provide guidance.
- On a personal note, I want to express my appreciation to friends and neighbors for their cards, well wishes, and offers of assistance during my eight-month treatment and post-surgical recovery from Esophageal Cancer.
- In June, we wrote that Community Association Institutes (CAI) has an award program titled Gold Star Community, which recognizes communities who work hard to develop and maintain standards and fiscal stability, and positively impact the quality of life for residents. This award distinguishes communities as premier places to live, and ultimately reflects in the marketing of the community while increasing property values. Woodledge is a unique community because of its size and favorable location. We're hopeful, with the accomplishments in 2014 and plans for the year ahead, Woodledge will be positioned for consideration of this award in late 2015.

We thank you for your support and welcome positive input that will enhance the attributes, strengths, and future viability of our community in the New Year.

Happy Holidays,

Lou Franzini