

Waverly Place Homeowners Association

Neighborhood HOA Meeting

June 4, 2025

Welcome:

- Call to Order: Tenneh Snell called the meeting to order at 6:08pm
- Present: *Don Smith (President), Drake Snell (Vice President), and Tenneh Snell (Secretary)*
- Absent: *Regan Cole (Landscaping)*

Welcome remarks & Introduction of Board Members

- Don welcomed everyone and acknowledged busy schedules. Attendees were asked to review the budget, agenda, and verify email addresses by the sign-in Sheet.
- Residents in attendance introduced themselves with names and street addresses.

Finance Report:

- **Bank Balance:** \$20,147
- **Current Expenses:** \$16,434
 - The community is now operating with a positive balance after several years of deficit.
- **Key Expense**
 - Landscaping – remains the largest cost, but cost-saving measures (e.g., removing annuals, reducing watering) have been implemented.
- Pioneer remains the vendor.
- The board emphasized future-proofing finances for upcoming infrastructure changes.

Neighborhood Events:

- The HOA no longer has a dedicated social chair; all events are coordinated voluntarily.
 - Don emphasized the need for **event volunteers** to prevent board burnout.
- **Upcoming Events:**
 - 4th of July Parade
 - Potential adult-only events and family mixers
 - Past Successful Events: Easter Egg Hunt, Wave Party, and 4th of July Parade
 - Easter Egg Hunt (noted issues using WBK space and lack of shared responsibility)
- **Community Engagement:**
 - HOA will fund snacks/beverages

- Volunteers are needed to plan and host. Someone can chair it- delegate roles to put on events. Does not have to be a board member.
- Food trucks are not considered social events put on by HOA.
- Provide ideas for social events for HOA to sponsor.
- **Discussion:** WBK space is controversial—approval and usage has led to tension with their residents. The board recommended exploring other areas like cul-de-sacs and homeowner spaces.

Landscaping Updates:

- Bale Kenyon Expansion Project/Overlap with community maintenance
 - Closure announced by township: June 16-September 5th; no advance notice was provided by the township.
 - Detours will impact neighborhood traffic- plan accordingly.
 - The board has concerns about overlap with the entrance wall and sign area
 - HOA has no ownership of the entrance island; it may be in the county right-of-way. Title search may be pursued for legal clarification to determine property lines and responsibilities.
 - Suggestion to pause entrance upgrades until clarity on township construction and possible reimbursement.
 - Pioneer remains responsive and cost-effective. The board recommends growing the surplus before taking on large-scale landscaping updates.
- Street signage:
 - Street sign repainting discussed. HOA will seek affordable painters to get quotes for- due to the likelihood of having volunteers to cut costs.
 - No parking sign replacement underway.
 - Street width does not allow for safe double parking or emergency vehicle access in some streets in the neighborhood.
 - Speeding Concerns on Foxcroft:
 - Current radars reduce occasional speeding
 - o Additional signs will cost ~4500 each
 - o The proposal was made to gather neighborhood support before pursuing additional signs or traffic calming efforts.
- Homeowner Landscaping Rules
 - Reminders about regulations for flower beds, mailbox types, shed designs, and fence restrictions.
 - HOA bylaws are in **effect**, and violations will be addressed.
- Volunteers:
 - Sign up Genius for holidays- Christmas lights, Halloween decorations, etc.

Maintenance

- BYLAWS / HOA Handbook Review
 - Residents were reminded of bylaws regarding sheds, fences, landscaping, and tree removal.
 - Sheds, fencing, and other structures must match home and be approved by the board and design committee.
 - Handbook and restrictions are enforceable
 - Violations require formal complaints to initiate action
 - Fines are added to the residents account and must be resolved before property transfer.
 - Enforcement Protocol-

BOARD DOES NOT “PATROL”- Violations are complaint-based

- Complaint received
 - Board reviews for actual rule violation (Bylaws/Deed Restrictions)
 - Warning Issued (with grace period to resolve depending on how large of an infraction)
 - Final Notice and fine (if unresolved)
- Increasing concerns about homes being converted to rentals (long/short-term)
 - Per Bylaws: Rentals are permitted for hardships (one-time use), to immediate family members, and grandfathered rentals.
 - Legal counsel advises strict enforcement of property maintenance for renters, not restriction of rentals, due to Ohio law.
 - By-Laws would have to be updated by legal team
- Management Company
 - Due to burnout, increasing responsibilities and pushback, the board has collected quotes to possibly transition to a management company.
 - Estimate range from \$20-30 per household/year- cost likely much higher when initially setting things up.
 - Management company would:
 - Handle collections of dues, enforcement of bylaws, and communication
 - No final decision made—any action requires community (homeowners) vote.

Communication:

- Current communication methods
 - Email, Facebook, signage, and mailings.
- Residents encouraged to:
 - Confirm emails
 - Share information with non-Facebook users
 - Help neighbors get on the communication list

- Suggestion to send a new introductory email with updated contact list and future updates

Open Floor (Homeowner Questions/Concerns:

- Dave Yanka:
 - Appreciation expressed for community support with helping to find their family pet.
- Discussed need for updated email list and transparency regarding volunteer roles
- Residents encouraged to:
 - Suggest small events
 - Respect neighbors and bylaws to reduce enforcement burden
 - Email, Facebook, signage, and mailings.

Adjournment

- Next Meeting Date: TBD
- Board Meeting adjourned at 7:33pm

Tenneh Snell, Secretary