



Woodhill Homeowners Association

December 2017

COMMUNITY NEWSLETTER

Board of Directors

Fred Pulve, **President**
Jason Fogel, **Secretary**
Bob Stewart, **Treasurer**
Fred Pulve, **ACC Liaison**
Al Simmons, **Director**



2018 BUDGET

The Board of

Directors for Woodhill have reviewed the Association's expected income and expenses for the coming year.

Enclosed, please find the 2018 Budget. The Board has chosen to not implement an increase in the annual assessment for 2018. Fortunately, with the assistance of Jere Jarrell, the Board has been able to maintain the current assessment amount for a couple of years; achieved through diligent "cost cutting" measures and careful oversight of contracts with suppliers.

Invoices will be mailed out in January 2018.

WEED SEASON

We cross our

fingers for much needed rain, which will result in a bumper crop of weeds springing up across our community. January is the time to apply pre-emergent. Applying



this product to your landscape will keep the weeds from germinating.

Management Plan

Enclosed please find the 2018

Management Plan. This serves as a guide for Board Members and owners as to the scheduled events for 2018. ***Please be advised, meeting dates are subject to cancellation due to possible lack of quorum; so please contact AMCOR to confirm scheduled meeting***



Thank you to all of the homeowners who attended the Annual Meeting in September of this year. It was held at Tiny's Restaurant and we had a wonderful turnout. We are planning for the same time of year and venue for next year. We also welcome Al Simmons and Jason Fogel to the Board of Directors. We appreciate their volunteering to serve this wonderful community.

Screen Doors

During the routine inspections of the



Woodhill community, we have noticed that several homes have installed white security screen doors. White screen doors are not permitted pursuant to the Association's governing documents, unless the trim on the home is white. Security screen doors must be the color of the body or trim of the home, or blend within the color scheme of the home. If you are proposing a color that is not the body or trim color of your home that blends with the color scheme of your home, please submit a Project Request form to AMCOR for review by the Architectural Committee. Letters will be sent to owners who have installed white security screen doors without approval.



Temporary Parking Permits

If you have a situation where friends or relatives are visiting for a few days and you do not have room for them to park in your driveway, you may request a temporary parking permit from **AMCOR**, so the vehicle can be parked in the street.

Architectural Standards

If you are planning any projects that will affect or change the external appearance of the house or yard, you will need to get



Architectural Committee approval. You can review the Architectural Committee Standards on the Woodhill web site: www.woodhillhoa.com to make sure you obtain the necessary approvals.

The following policy has been established for the Woodhill HOA. Owners are responsible for ensuring compliance on their own lots.

(Please note if you have a prior approval from the declarant.)

Ultimately it is the homeowner's responsibility to verify any change / upgrade / refurbishing of the exterior of their home meets with **current** architectural standards. If an architectural change, modification or improvement was not approved or does not meet current standards, upon transferring ownership you will be notified that it must be corrected by either the buyer or seller. We can also send specific letters where the failure to meet standards is visible to the architectural committee/management via routine inspection. If you are unsure whether your situation complies, please contact the Property Manager to review the status.

WOODHILL WEB-SITE



The Woodhill Homeowners Association has a web-site (www.woodhillhoa.com) that has a lot of pertinent information for everyone. All Architectural Standards, Rules and Regulations, minutes of the monthly Board meetings, newsletters and Board Meeting agendas are available on the web-site. If you have any questions about a particular issue or guideline, please check the online information. If you still have questions or need assistance after checking out the

web-site, do not hesitate to contact Robin Thomas at AMCOR.

LETTERS FROM AMCOR



If you receive a courtesy letter from AMCOR regarding some type of compliance or maintenance issue, and you're not sure what you need to do to keep the situation from turning into a violation notice with a penalty, please contact Robin Thomas at AMCOR. She is very willing to assist you in taking care of the issue that resulted in the courtesy letter.



Owner Concerns

Should you have any questions, concerns, or complaints, please contact, Robin Thomas at AMCOR Property Professionals, Inc. – 16441 N. 91st Street, Suite 104, Scottsdale, AZ 85260 - (480) 948-5860, ext. 103, or via email...rthomas@amcorprop.com



Welcome! To our new Neighbors in 2017

Brian & Tiffany Marler
Richard & Patricia Malloy
Gregory & Anna Van Zile

Michael & Kathleen Pinson
William & Dorothy Paulk
Jason Fogel & Monica Henderson

Frank & Sally Gemba
James & Vickie Young
Donald & Susan Roughan
James & Melana Dastyck
Ronald & Gwennyth Mummaw
John & Pamela Palmer
Randy & Roberta Milka
Barry Wallace
Farrell Hoosava
Timothy Nass
James & Sharon Jobe
Deborah Lofgreen
Robert & Judy Radigan
William & Barbara Cates
Lupie Flores & Carolyn Grant
Ronald & Linda Mario
Miles Huff & Desirae Burris
Larry Myers
Pete Brazen
David Anfinson
Peter & Eva Klima
William & Sarah Showalter
Eugene Bliderbach & Cozette Hashimoto

Raymond & Pamela Zappa
Jeffrey & Dristan Solee
James & Kim Barras
Eugene & Tina Wullkotte
Deborah Snodgrass
Harry & Joan Young
John David & Carmen O'Brien

Newsletter provided by
AMCOR Property Professionals

Happy Holidays!

Woodhill Homeowners Association Adopted Budget for 2018

BUDGETED INCOME 2018

	Count	Annual Charge	Total Levy
Membership Dues	396	\$44.00	\$17,424.00
Transfer Fees			3,000.00
Late Payment Penalty			200.00
Fines or Violations			400.00
Interest on Money Market Fund			15.00
Total Income			<u>\$21,039.00</u>

BUDGETED EXPENSE 2018

Write off of Bad Debt	\$439.00
Insurance	1,200.00
Professional Services Management Company	8,400.00
Professional Services Attorney Services	500.00
Professional Services Accounting Services	2,000.00
Professional Services Web Site Maintenance	225.00
Miscellaneous	75.00
Office Expense	25.00
Postage and Delivery	600.00
Printing and Reproduction	600.00
Storage Space Rental	175.00
Repairs/Maintenance	1,500.00
Drainage Easement Maintenance	3,840.00
Cleanup Project	1,400.00
Taxes/Licenses	60.00
Total Expense	<u>\$21,039.00</u>

The Board of Directors reserves the right to amend any category within the total budget to meet changing circumstances that might occur during the year.

In the event of an emergency the Board of Directors reserves the right to amend the budget to use the Reserve for Future Operation and Maintenance to meet the emergency.

Any unexpended funds in any category remaining at December 31, 2018, and any excess funds collected will be transferred to the Reserve for Future Operation and Maintenance.

Adopted by the Board of Directors November 3, 2017.

Woodhill Homeowners Association

2018 Management Plan

JANUARY		JULY	
19 th Board Meeting 1 st Mail Annual Invoices to Owners <ul style="list-style-type: none"> • Spring Inspection • 		No Board Meeting <ul style="list-style-type: none"> • Newsletter Articles • Call for Candidates 	
FEBRUARY		AUGUST	
No Board Meeting 15 th Annual HOA Fee is Due <ul style="list-style-type: none"> • Prepare Taxes • Spring Inspection 		No Board Meeting <ul style="list-style-type: none"> • Gather information for 2019 Budget • Mail Annual Meeting Notice 	
MARCH		SEPTEMBER	
4 th Annual HOA Dues are Delinquent 9 th Board Meeting <ul style="list-style-type: none"> • Corporate Taxes Due • Annual Audit • Newsletter Articles 		7 th Annual Meeting – Location TBD <ul style="list-style-type: none"> • Present Draft 2019 Budget to Board • Appoint Officers 	
APRIL		OCTOBER	
No Board Meeting 1 st Corporation Commission 23 rd Dumpster Dropped off for Community		No Board Meeting <ul style="list-style-type: none"> • Asphalt Project • Newsletter Articles • Bid Insurance Renewal 	
MAY		NOVEMBER	
No Board Meeting 7 th Dumpster Removed from Community		9 th Board Meeting <ul style="list-style-type: none"> • Newsletter Articles • Review and Approval of Contracts • Final 2019 Budget Approval 	
JUNE		DECEMBER	
No Board Meeting <ul style="list-style-type: none"> • Call to Set up September and November Meetings 		No Board Meeting <ul style="list-style-type: none"> • Mail Newsletter to Owners • Insurance Renewal 	

Board Meetings are at 6:00 p.m. at the Payson Library Meeting Room

***Please contact AMCOR at (480) 948-5860 ext. 103 to confirm
the meeting has not been canceled.***