



## WFCA PRESIDENT'S RECAP OF FEBRUARY 2023 WFCA BOARD MEETING

The WFCA February Board meeting was held Wednesday, Feb 15th via zoom at 6:00 p.m. To provide our membership with information, I provide the following recap. The official minutes will be posted on the website after their approval at the next Board Meeting.

**Sharing Session with New Bent Tree:** Martha and Frank Fitzgerald from New Bent Tree were guests. They reported a pothole. As a result, we have provided from the city's website the following information for reporting problems to the city:

*Whether it's patching roads, plowing snow, or building sidewalks, we strive to make transportation smooth and easy! If you have any questions, or would like to report a concern or issue, please call our office at (812) 349-3448 or [file a City u-report](#).*

## WFCA BUSINESS MEETING

Management: Pegasus Properties, Michael and Sharon Dalton: Phone: 812-824-3230  
email: [pegasus.properties@gmail.com](mailto:pegasus.properties@gmail.com)

- **FINANCIAL REPORT:**

- The financials were shared including a detailed report of checks issued.
- The end of the year 2022 financial report

○ ***NOTE: The WFCA Board has requested that Anita Douglas, Treasurer, organize a committee to provide an internal review of the 2022 fiscal report. We are seeking volunteers with financial management experience to serve on this committee. Please contact Pegasus Properties if you would be willing to serve. The Board is committed to saving funds. An official audit could cost between \$3,000 to \$5,000. Please help us in our efforts to responsibly managed our WFCA funds.***

- Only 13% of our residents still owe 2023 annual fees. ***Late fees are being charged. However, if the fees remain outstanding by the end of March the delinquent fees will be referred to an attorney. At that time attorney fees will be added to the amount due.*** If you owe WFCA fees, please contact Pegasus Properties immediately.
- A court judgement has been issued for delinquent 2022 fee payments.

- **MANAGEMENT REPORTS**

- **Wildlife:**

- Due to reports of muskrats being observed in various WFCA ponds, traps have been installed. The contractor reports that live animals are trapped and then relocated.
- The carcass of a deer was removed from the wooded common area next to Sweetbriar.

- **NOTE:** When you observe intrusive wildlife and possible damage to WFCA common area property, report the situation and location to Pegasus Property. (Muskrats damage banks and pond liners and can infest homes.)

- **Repairs:**

- A rather large sink hole appeared close to the Winslow Farm entrance sign off Winslow Road. After reports from a resident, it has been filled in.
- A large hole alongside pond #4 may be the result of animals burrowing under the sidewalk. It jeopardizes the sidewalk and has been reported for repair.

- **NOTE:** When you observe something that needs repaired on a common area of WFCA please, rather than just discuss it with neighbors, report it to Pegasus Properties. If you are unsure as to whether it is located on WFCA property, provide the location details and we will determine the responsibility. Homeowners in Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar remain responsible for items within their property, including the removal of dead trees/limbs. (Moss Creek, Moss Creek Village and Bayberry HOAs are responsible for their common areas and, in those instances, reports should be directed to one of them.)

- **PRESIDENT'S REPORT**

- A summary of the status of a property maintenance violation was provided. A fence was installed without prior approval with materials that would never have been approved and are an eyesore to the surrounding residents. The WFCA Board received the complaint, investigated the matter, and sent the homeowner a warning in accordance with the recently adopted "**PROCEDURE TO REPORT A FAILURE TO MAINTAIN PRIVATE PROPERTY**" identifying that the offending fence is to be removed by March 3.

**Note:** The WFCA Board does not "patrol" the community looking for violations. Complaints must be submitted by a resident for the Board to determine if a violation or potential impact on surrounding property values exists and issue the appropriate action. You can find the "Procedures" on our website at the following: [winslowfarmcommunity.com/minutes-forms](http://winslowfarmcommunity.com/minutes-forms)

- **BUSINESS**

- **WFCA 2023 Annual General Meeting (AGM):** To ensure a convenient location and date, Pegasus was authorized to reserve a date for the AGM once again with the Pavilion at Switchyard Park. (The date November 1, 2023, has been reserved and will be finalized at the March meeting.)
- **Newsletter:** Since the Pond Project was approved at the November 2022 AGM, a Newsletter is now ready to be distributed via email within the next few days. Those homeowners who have not provided an email address will receive a postcard providing details as to how they can obtain a copy.

If you know a resident that is NOT receiving our email communications, please encourage them to forward their online contact information to Pegasus Properties.

- **RESPONSE TO “REQUEST FOR EXTERNAL ALTERATIONS”** Often the timing of a request to install a fence, roof, siding, or the removal of a tree can fall between the need for a timely response and the scheduled time of the next WFCA Board meeting. Given how difficult it is for homeowners to schedule contractors, often a response should not wait until the next meeting. However, the by-laws have been written in such a manner that it makes it difficult to abide by their regulations while simultaneously responding to the homeowner quickly. These by-laws were written before the advantage of digital communication. Therefore, the Board is developing an internal procedure that will provide for quicker responses for homeowners without overriding the requirement to provide transparency in the Board decision making process.

**NOTE-PRIOR APPROVAL:** The Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar governing documents (CCRs) clearly identify that **prior approval** must be granted by an Architectural Committee (AC) for external alterations to include, but not limited, the installation of roofs, siding, exterior paint, structures, and even the removal of trees. When no (AC) exists, the WFCA Board is the deciding body. Only New Bent Tree and Sweetbriar have active ACs. The CCRs can be found at: [winslowfarmcommunity.com/ccrs-bylaws](https://winslowfarmcommunity.com/ccrs-bylaws). **The WFCA Board is to approve the installation of all fences in those five neighborhoods.** The form to request approval for ALL exterior alterations is available at: [winslowfarmcommunity.com/minutes-forms](https://winslowfarmcommunity.com/minutes-forms).

**Additional Information about landscaping:** The city published a report to remove invasive plants and protect native habitats. Find it at: [Management Report](#). Scroll the following site and you will see a list of prohibited and preferred trees. [Tree ordinances](#). You may want to contact the city if planning a landscaping project.

- **POND REPORT:**

The “Request for Proposals (RFP)” was released with a request that interested contractors were to send a “letter of intent.” Only one such letter was received by the deadline. The actual bids are to be submitted by 4:00 p.m. on March 1.

The board members will be given of copy of the proposal to review and then will meet to discuss the details. It is anticipated that a formal decision can be approved at the March 14<sup>th</sup> Board meeting.

A copy of the RFP along with photos of a recommended method of finishing the banks can be found at:

[winslowfarmcommunity.com/updates](http://winslowfarmcommunity.com/updates)

- **OUTREACH INITIATIVE: SHEDULE FOR FOCUS ON NEIGHBORHOOD SHARING**

- Tuesday, March 14<sup>th</sup> - Bent Tree
- Tuesday, April 11<sup>th</sup> - Bayberry
- Tuesday, May 9<sup>th</sup> - Olde Mill

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## ADDITIONAL INFORMATION

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**WFCA CCRs and BY-LAWS:** Copies of governing documents for WFCA and each of the eight neighborhoods can be found on the website at: [winslowfarmcommunity.com/ccrs-bylaws](http://winslowfarmcommunity.com/ccrs-bylaws)

**MINUTES:** Minutes of the WFCA Board meetings are posted on the website after approval at the next Board meeting. You can find copies at: [winslowfarmcommunity.com/minutes-forms](http://winslowfarmcommunity.com/minutes-forms)

**CONTACT:** Send inquiries to [pegasus.properties@gmail.com](mailto:pegasus.properties@gmail.com)

*This reflects my personal summary of the proceedings of the last WFCA Board meeting. It is not the official documentation of the meeting. It is offered to provide Members information in a timelier manner than the release of official minutes following the next regularly scheduled Board meeting. To ensure accurate information, the WFCA board members have been asked to review and comment.*

Submitted



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