

THE BUZZ FROM WELLINGTON NORTH

A QUARTERLY NEIGHBORHOOD NEWSLETTER

DECEMBER 2018



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VOLUNTEERS NEEDED!

It will cost about \$6,000 a year to hire an outside Property Manager to help the board with maintenance and covenant issues. To avoid having to go this route, we need more volunteers to step forward to fill the following positions for the 2019 Fiscal Year:

- Treasurer
- Vice President
- Pool Chairperson or Committee
- Common Area Chair
- Social Committee Members

Please check the website, wellingtonnorth.net, for more information or contact Board President Holly Leib at (317) 523-8583.

Merry Christmas and Happy New Year!

*Holly, Natalie, Jan, Dave, Nick, Ellen, Kyle,
Jayne & Mike*

CHRISTMAS EVE LUMINARIES

Please join your neighbors in lighting the streets with luminaries on Christmas Eve. Bags and candles are included with this newsletter. Milk jugs or cartons also work great against wind and snow. If you cannot light them yourself, please ask a neighbor to light them for you. Let's create some Christmas magic!

ANNUAL MEETING, Feb. 21, 2019

We will vote to elect new Board members and adopt the 2019 budget at the Feb. 21 annual meeting. A proposal to replace the neighborhood entrances will be voted on. Find more information about the entrances on the backside of this newsletter.

POOL TIME

Baby, it's cold outside! But work on the pool area continues. In assessing our pool equipment and materials, Pyle's Pools has made some general upkeep and maintenance recommendations for the next 5 years. The Board approved resurfacing the pool, cleaning the stainless steel and re-caulking the coping tiles and decking this spring. These improvements will cost about \$22,500 and will be paid in full with our current Reserve Funds.

We also need a volunteer (or a few) to be a liaison between the Board and Pyle's Pools. Do you notice if the bathrooms are clean? Do you notice if the lifeguards are being alert? Pyle's manages all areas of the pool including the lifeguards, but sometimes we need someone to let Pyle's know if there is an issue and ask them to resolve it. If interested, please contact Holly Leib at (317) 523-8583.

REPLACING OUR NEIGHBORHOOD ENTRANCES IN SPRING 2019



It's time to talk about the Wellington North Neighborhood entrances!

Your dues will not increase.

The neighborhood can pay in cash for this project in Spring 2019. The rendering photos included here show the material styles selected by the Board.

The total cost for demolition, materials, building four structures, lighting and landscaping is \$49,200, with an additional \$5,000 for unforeseen costs such as issues uncovered during demolition. The neighborhood received an insurance settlement for \$6,500 when one of the structures was damaged last March. Those funds will also be applied toward the cost. Landscaping is included with the cost, but specific designs are not yet determined.

There will be several opportunities to discuss this project and get your questions answered. Entrances will be discussed during neighborhood board meetings on January 9 at 7:30 p.m., January 31 at 7 p.m., February 13 at 7:30 p.m., and at the annual meeting on February 21 at 7:30 p.m.

We will vote on whether to move forward with the entrances project at the annual meeting at 7:30 p.m. Feb. 21 at First Christian Church. For this project to pass, the neighborhood needs a majority of homeowners (68 households) to vote yes. Each household gets one vote.

Please attend one or all of these meetings to ask questions and learn more. The board will also have budget forecasts available at these meetings.

Thank you!