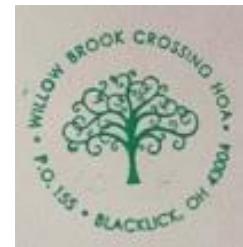




# Willow Brook Crossing Homeowners' Association

PO Box 155  
Blacklick, OH 43004

Email: [willowbrookcrossinghoa@live.com](mailto:willowbrookcrossinghoa@live.com)  
Website: <https://willowbrookcrossinghoa.com/>



## 2020 Year end State of the HOA Summary

Due to the COVID-19 situation and per the Ohio Department of Health Guidance the Board had decided that in the interest of the health and well-being of our members that our quarterly meetings needed to be suspended until such time as conditions improve and public space again becomes available to gather safely.

The HOA Board had conferred and had decided that in light of the ongoing COVID-19 situation, we instituted a moratorium on Monthly Late Fees for all balance overdue Lot accounts past the original 01 March, 2020 due date, through 01 August, 2020. Any homeowner whom still owed their outstanding dues balance, did not incur Monthly Late Fee charges for March, April, May, June and July 2020. Monthly Late Fee charges resumed with the 05 September, 2020 billing cycle.

All homeowners' whom still owed outstanding balances continued to receive monthly billing reminders.

### Status of Income from annual HOA Dues:

225 (90.36%) Lot Accounts have paid their 2020 Annual Dues Assessments in full.

24 (9.64%) Lot Accounts still owe our HOA a cumulative outstanding balance of \$25,414.36

- 7 (2.81%) Lot accounts still owed 2020 HOA Annual Dues.
- 5 (2.01%) Lot accounts owe more than one year of annual dues but less than \$1000.00
- 12 (4.82%) Lot accounts owe more than \$1000.00

9 of the 12 lots have active Property title liens in place, 3 lot accounts became paid in full and had their liens released.

4 Lot accounts have become eligible for Property Title Liens.

All overdue lot accounts will be assessed a compounding monthly fee of 1% of their outstanding monthly balance. The monthly fee is allowed per the "Declaration of Covenants, Easements, Conditions and Restrictions for Willow Brook Crossing Subdivision", Section IX ASSESSMENTS; ss F. Remedies; p1 Interest Late Charge.

Of our 249 member residences there were 24 (9.64%) known residences being managed as Rental Properties.

There were 22 properties that were sold and transferred to new owners in 2020.

The Architectural Committee received and approved 14 Exterior Improvement Applications requests.

The HOA needed to inform the membership of the passing of our Architectural Board member, Robert (Bob) Hafner, on 28APR20. Bob's service to the Architectural Committee was highly valued and we miss his counsel. The Board and committee expressed our sincerest condolences to the Hafner family members at this time of their loss.

The HOA had accepted the resignation of our Treasurer Kevin Molinaro as of 03MAY20. Kevin had served the board in this capacity since his election to the board of JUL2018 and we appreciate his service. Our Vice President, John Casper, had stepped up to assume the continuance of the Treasury responsibilities for the HOA Board. The VP position has now become an open position, along with the open secretary position.

An issue with the Front Gate lighting was caused by a fault in the existing electrical circuit, which provides power to both the lighting and irrigation systems, became the newest issue during the recent flooding issues this spring. We had engaged our Electrical contractor (Electrical Design Services) and accepted their proposal to rework the existing circuit and split it into 2 separate electrical circuits, to power each system individually. The electrical work included trenching and burial of a new electrical cabling, and rework of the circuit breakers, costing \$4725.

The new Front gate garden irrigation system had finally been installed. The targeted drip system ensures that the new planting received the sustainably required water for a cost of \$2351.

The HOA board corrected ongoing issues with the west pond fountain shutting down. The recent flooding this spring required us to replace the fountain controller and required us to move the controller from the ponds edge to the higher and dryer location closer to the electrical meter and circuit breaker box which also required the replacement of longer fountain power cabling. This was completed for a total cost of \$1927.68

In November, we were alerted to an “on property” accident when a non-resident car entering Willow Brook Crossing Drive from Streamside Dr. lost control and collided with our fencing. The Franklin County Sheriffs’ Department had the abandoned car towed and filed an accident report, which was forwarded to the Board. The Board filed a claim with the HOA’s insurance carrier, Erie Insurance who received no counter claim from the driver’s insurance company. Erie Insurance assessed the cost of repair of the damage as under our \$1000. Deductible. Our handyman, Mark Davis of PRS quoted and repaired the damage fence sections and grass areas for \$660.