

Willow Brook Crossing Homeowners' Association

PO Box 155
Blacklick, OH 43004

Email: willowbrookcrossinghoa@live.com

Website: <https://willowbrookcrossinghoa.com/>



2021 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.

Status of Income from annual HOA Dues:

228 (91.57%) Lot Accounts paid their 2021 Annual Dues Assessments in full.

21 (8.43%) Lot Accounts still owe our HOA a cumulative outstanding balance of \$25,161.23

- 12 (4.82%) Lot accounts owe more than one year of annual dues but less than \$1000.00
- 9 (3.61%) Lot accounts owe more than \$1000.00

7 of the 9 lots have active Property title liens in place, 2 lot accounts became paid in full and had their liens released.

4 Lot accounts have become eligible for Property Title Liens. 3 lien notices were served to the lot owners. 1 lot owner has agreed to a monthly payment plan. 2 lot owner have not responded to their lien notices and will be referred to the HOA's attorneys for lien filings. 1 Lot owner is still under investigations pending the completion of their bankruptcy.

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.

Any Legal fees and expenses incurred by the HOA for the collection of overdue balances, lien filings/recordings and lien releases upon full repayments will be charged and added to the balances of those homeowners' lot accounts.

Of our 249 member residences there were 23 (9.24%) known residences being managed as Rental Properties.

There were 23 properties that were sold and transferred to new owners in 2021.

The Architectural Committee received and approved 15 Exterior Improvement Applications requests.

The Board investigated the following formal complaints it received from residents.

- 2 reported commercial vehicle parking issues, which were resolved promptly by the residents involved.
- 2 property maintenance violations that were resolved by the property owners upon notice from the Architectural review committee.
- 1 excessive curb debris complaint due to an eviction that was cleaned up by the rental property owner.

At the end of August the Jefferson Township Fire Department responded to a call concerning a garage fire on Willow Brook Crossing drive. The board investigated the incident and received concern from residents about the lack of repair progress. The owners have had difficulty with insurance claims and obtaining contractors and materials to make the repairs but have succeeded in repairing the property and restoring it to good condition. Repairs are expected to be completed in early 2022.

The subdivision was identified as a candidate for the installation of WOW internet services in early 2021 which led to much negative reaction from residents concerning access to property service easements. We were again subject in the late fall by AT&T wanting to upgrade their existing infrastructure, The AT&T work led to services outages for Spectrum and AT&T customers. While the board regrets the inconvenience, disruptions and damages caused by this activity, the Board was never notified nor consulted on either of these company's activities or scheduling. The HOA Board has no jurisdiction nor can control a utility vendors' work.

Jefferson Township had identified Willow Brook Crossing Drive as a candidate for pavement resurfacing. The repaving was done in the late fall.

The front gate lighting on the south side of Willow Brook Crossing drive continues to be an issue. Our original electrical contractor believes the issue with a cut wire that runs under the road that would need to be replaced. The work would include directional drilling for a new conduit under the roadway and fishing a new wire to reconnect the south side lighting to the original circuit. Our electrical contractor has run into problems with obtaining the cabling and finding a driller to do the work. The Board may need to engage and contract with a new commercial electrical contractor to complete this work in the spring of 2022.

The conditions of the white paddock fencing around our common areas has come to the point of requiring significant repair work and fresh paint. There are a number of rotted and damaged posts that need to be replaced and a large number of fence boards that require replacement. Over the years we have managed to keep up with the numerous repairs. We have entered into a contract with your current landscaper to do the required post and fence board replacement as well as repaint all of the fencing to its original bright white. This work will commence in the spring of 2022 when the weather and ground conditions permit.

We have also engaged our landscaper to contract with the same landscape design architect to come up with a landscape plan for the small section of common area opposite the west pond, at the back end of the subdivision. We await the plan to be able to move forward.