

2021 Annual HOA Message

2021 was another year of COVID & Omicron but our residents came together to support each other and continue to build our community. The 2021 Board welcomed Adam Powell as Secretary and Rich Raymond as a member at large and Nora Roehm was re-elected for a second term.

The HOA board continued with contracts for our community management (Sentry), landscaping (Southern Garden), pool maintenance (Pinnacle), pond maintenance (First Line Stormwater Solutions), Insurance (State Farm), Pool phone & wifi (Southeast).

Tennisbloc started providing tennis and pickleball lessons. We get a percentage of the proceeds from the classes they sell. We made \$1,433.62 from the Spring, Summer and Fall 2021 seasons. We are very excited to continue this program for our homeowners. The HOA Board has been investigating the cost of improving the tennis courts.

The covenant updates were finally approved with a 2/3rd vote of homeowners in April 2021.

We were able to open the pool for a regular season thanks to the hard work of Fred Kozlof and the cooperation of our pool going residents.

The Wellington Park Wahoos swim team was able to resume their season in person. The HOA bought a portable sound system to use at the meets.

We had to buy a new motor for the baby pool and fix a hole in the plaster at the bottom of the deep end of the pool.

We replaced the pet station cans throughout the neighborhood with new cans.

Geese Chasers was hired to humanely deal with the problem we had with the invasive Canadian Geese that settled in our ponds. This has helped clean up the sidewalks from feces, restore other wildlife to the ponds and allowed the grass around the ponds to grow back.

We increased our social activities to include outdoor movies at the pool, trivia night, cocktail crawl, Karaoke night, Community Clean Up day, Easter egg hunt, Halloween home decorating contest, pictures with Santa & Holiday light contest,

We hired the Kris Bass Engineering company to draw up a plan for dredging the small & big ponds. The pond committee has done an incredible job working closely together to keep the dredging project moving forward.

We helped advocate for the neighborhood, alongside a group of homeowners, in postponing the rezoning of the parcel of land at 301 Wellingborough. As a result, the Town of Cary agreed to allow time for the parcel to be developed for child care as it was originally designated.

We hosted 2 blood drives with The Blood Connection.

Thanks to the following homeowners for volunteering their time & talents:

A small group of residents, lead by Mike & Kim Lavalley, created the Wellington Gardens using land owned by the HOA. They brought this project from an initial idea to fruition in 2021.

Mr. Ghazi steam cleaned the rug in the clubhouse. Fred Kozlof for a variety of jobs at the pool & clubhouse, Tom Wells & Chrisitan Roehm for painting pickleball lines on the tennis court, Tetiana Volkodav's Light Breeze Photography for taking pictures with Santa. Rich Raymond for maintaining the RV lot. Mike & Kim Lavallo for helping to collect covenant votes.

Special thanks to our committees-Pond: Scott Drebitko, Mike Lavallo, Chris Franchi, Greg Wong & Zac Arcaro. Social: Kim Lavallo & Bailey Barretto. Pool: Fred Kozlof & Lynn Yanyo. Tennis: Bailey Barretto & Nora Roehm. New Resident Welcoming: Nora Roehm

Coming in 2022:

Going without a pool attendant for the summer.

Purchase of a new video system at the pool/clubhouse to monitor activity.

Replace the wood decking around the pool & clubhouse with composite material.

Fix some issues under the clubhouse.

More social activities

Completion of pond dredging project in fall.

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