

Wellington Park HOA Board 2020 Year End Review

As the year comes to an end, we are looking back and to see how we made it through! Although 2020 has been a difficult, disruptive & history making year, our neighborhood found ways to come together and move forward. In an effort to continue to stay safe, the Board has decided to postpone our annual meeting until March 2021 when we can meet outside if necessary. We discussed ways to have the annual meeting in December but none of us felt we could maintain a safe distance in the clubhouse if more than 25 people attended. All current Board members agreed to stay in their position and so the election for new board members will take place in March 2021. Two Board positions will be open but we welcome more to run for the Board. If you are interested in running for a Board position, please contact Sentry community manager, Amy Johnson for more information.

This year we said good bye to Fred Kozlof from the board and welcomed Chris Franchi in his position as Vice President. Although Fred left the board, he continued to Chair the pool committee & was instrumental in managing the pool during this year's COVID restrictions.

Since we all spent more time at home this year, we tried to be creative in ways to make life more comfortable for everyone. Some things the Board completed this year include:

- Streamlined the neighborhood communication system by setting up a neighborhood wide email blast system
- Created an HOA managed website: <https://wellingtonpark.sentrywebsites.com/>
- Assisted in the creation of a neighborhood Wellington Park Facebook page
- Opened the pool
- Fixed the broken valve in the small pond
- Remodeled the clubhouse bathrooms
- Fixed the fence at the big pond
- Refurbished the two benches at the small pond
- Scheduled regular food truck visits
- Hosted blood drives
- Posted no soliciting signs
- Hired a new landscaping company
- Hired new pond maintenance company
- Established an HVAC maintenance contract
- Hosted social events before quarantine (Meet & Greet, Ornament decorating party, Game night)
- Worked with the Town of Cary to solve a variety of problems including fixing the entrance into the storage lot, investigating issues involving the large pond, monitoring the runoff from the new Forest Park development & reinforcing land use rules.
- Worked on obtaining small parcels of land within the neighborhood that are not owned by the HOA. These small, odd shaped parcels have no residential value & are zoned for recreational use. Taking over of these tracts of land will allow us to make repairs or maintain the land without depending on a third party for permission. The HOA is not purchasing the tracts but requesting they be turned over to the HOA for maintenance purposes.
- Made repairs to the emergency spillway on the clubhouse pond to keep it from washing out & potentially emptying the pond.

We continue to work toward approval of proposed updated changes to the 30+ year old covenants. There are still 109 (out of 268) homeowners who have not yet voted. We need 2/3rds of our homeowners to vote to approve so we can put the updated covenants into effect. The updated covenants address things such as fence positioning, fire pits & parking issues. For a complete look at the current covenants & the proposed updates as well as a ballot please see our website's Documents page.

This year, we were faced with disintegrating pond structures that required repair. We still have problems with aging pond structures that will require future repairs. Your board has worked to establish a 2021 budget that will allow for continued necessary pond repairs and maintenance while making the difficult decision to marginally raise dues to \$650/year. It is essential to replenish our reserve funds for costs that will come up in the future with other aging structures.

Coming next year you can look forward to a new tennis program, continuing food trucks, repair of peeling plaster on the bottom of the pool, new pet waste stations, and possibly, a new Wellington Park sign at the back entrance. We will continue to work with the Town of Cary to maintain public spaces around our ponds & new developments popping up around us.

Some challenges we continue to need your help with include:

- Being considerate and not parking on the street overnight when there is space in your driveway
- Not parking directly across from another car so there is little space for emergency vehicles to pass
- Maintaining your home, lawn & mailbox
- Returning your covenant vote
- Continuing to follow COVID guidelines to keep 6 feet apart in public, wear a mask & wash your hands.

Thank you for playing your part in keeping Wellington Park a beautiful place to live. We look forward to serving you in 2021.

Your 2020 HOA Board of Directors:

Nora Roehm- President

Chris Franchi- Vice President

Lynn Yanyo- Treasurer

Bailey Baretto- Secretary

Vince Penrose- Member at Large