



## Wellington Park HOA Newsletter DECEMBER 2023

### **ANNOUNCEMENTS:**

#### **Ratification of 2024 budget**

You received a copy of the 2024 WP HOA budget with the dues coupon that Sentry sent out last month. This budget will be ratified at the December 4<sup>th</sup> HOA meeting as explained in the letter on the back of the budget. This is an opportunity to express your thoughts on the budget in a public forum. This process used to happen at the Annual HOA meeting but our Community Manager reminded us that, because it is a calendar year budget, it needs to be ratified in December. The budget can be rejected if 2/3 of homeowners come to the meeting and oppose the ratification.

#### **Community Little Library box**

The Board discussed the issue of books disappearing from the Community Little Library box across from the Wellingborough Drive pond & what to do about it. Some think the books are being sold at Mike's Used Book Store next to Lowes Foods. Firstly, please either replace the books you take after you have read them or put new books in the box if you take books out. Secondly, mark the books in some way that indicate they are from our Little Library so Mike's knows not to buy them. You could put WPLL on the back cover or inside the front cover. We hope this will help keep them from disappearing.

#### **Loose Leaf Pick Up Dates for WP**

The Town of Cary **Loose Leaf pick up** schedule can be found at [Loose Leaf Collection | Town of Cary \(carync.gov\)](https://www.carync.gov/loose-leaf-collection) This schedule also includes trash, recycling & yard waste pick up dates.

Our neighborhood leaves are scheduled to be picked up the week of **November 27 – December 1** and again January 16-19, 2024.

#### **Tennis & Pickleball**

**WINTER 2023 tennis & pickleball lessons** with Tennisbloc start December 2 & run through February 4, 2024. Registration closes December 23. For more information and to register for classes visits the Tennisbloc website: <https://www.tennisbloc.com/services/tennis-programs/upcoming-programs.jsp?location=wellington-park>

\*Remember that the **tennis courts are reserved** for Tennisbloc during their lessons.

## **HOA BOARD NEWS**

**WP HOA Board meetings** are the first Monday of each month at our clubhouse. If the first Monday of the month is a holiday, the meeting will take place the second Monday of the month.

The **next HOA Board meeting** will be **December 4, 2023** at the clubhouse. The open community meeting starts at 7:00pm.

The WP 2024 annual **budget will be ratified** during the open community meeting on December 4<sup>th</sup>.

Have an idea for the neighborhood? We want to hear it! Reach out through the "Contact Us" page on the Wellington Park website - <https://wellingtonpark.sentrywebsites.com/>

### **Community Courtesies**

Violation process reminder- If you get a violation letter, you have 30 days to correct the violation. If the violation is not corrected in 30 days, you will get a second letter reminding you to correct the violation and inviting you to a hearing with the HOA Board where you can discuss the issue. If the violation is still not corrected, fines will start to accrue each day until the violation is corrected. If you get a violation letter, you can contact our Community Manager, Emily Northrup, for more information about the letter or to discuss remediation. Please keep in mind that violation letters are intended to ensure community adherence to the covenants in order to maintain high home values and is in no way personal in nature. Your HOA Board members are not patrolling the neighborhood for violations. We all have an interest in taking care of our homes and creating a desirable place to live. Again, if you have a concern about a violation, you can talk to Emily or the Board to work out a solution.

### **Website Calendar:**

The WP website calendar lists the upcoming HOA meetings, social events and clubhouse rentals. If you are interested in renting the clubhouse for your event, please look on the calendar to see if your date is available. If you would like to rent the clubhouse, download the rental paperwork on the Documents page of our website. Complete the paperwork & send the appropriate fees to Emily Northrup.

## **Quick Links:**

HOA website: <https://wellingtonpark.sentrywebsites.com/>

Contact the board: <https://wellingtonpark.sentrywebsites.com/contact-us/>

HOA Meeting Minutes: <https://wellingtonpark.sentrywebsites.com/meeting-minutes/>

Wellington Park, a friendly & diverse neighborhood that welcomes all.  
Sent by the Wellington Park HOA, 1000 Forest Park Way, Cary NC, 27518

In response to homeowners input, the agenda for the upcoming HOA Meeting will be posted with the monthly newsletter. Please keep in mind that the information can change between the time of posting and the meeting date.

# Wellington Park HOA Board Meeting Agenda

## December 4, 2023

### I. Call To Order:

### II. Approval of Previous Meeting Minutes

### III. Executive Session (Closed)

- A. Violations
- B. Dues Account Arrears

### 7:00 Community Meeting (Open)

#### IV. Old Business

- A. Clubhouse Electrical Issue
- B. Covenant Amendment Initiatives update

#### V. New Business

- A. November Managers Report
- B. Budget Ratification
- C. Geese issue
- D. Pool repairs

#### VI. Additional New Business

- A.

#### VII. Committee Reports/Updates

- A. Pond Committee
- B. Social Committee
- C. New Homeowner Committee
- D. Pool Committee
- E. Tennis Committee
- F. Landscape Committee
- G. ARC Committee

#### VIII. Homeowner Forum:

- A.

#### IX. Adjournment: