



## **West Oaks Homeowners Association**

State of the Neighborhood

March 2025

Dear West Oaks Neighbors,

I hope this newsletter finds you well as we welcome another season in our wonderful community! We want to take a moment to express our gratitude for making West Oaks a little slice of heaven. Whether it's through neighborhood events, community improvements, or simply looking out for one another, your efforts help foster the welcoming and vibrant environment we all cherish. In this edition, we'll share important updates, upcoming events, and ways you can get involved. Thank you for being a valued part of our neighborhood!

### **2025 Board of Directors**

- **Dan Greenwood** – President (dangreenwood22@gmail.com)
- **Kate Judson** – Vice President / Nominating (kate@katejudsoncpa.com)
- **Ryan Rediger** – Treasurer (Ryan.rediger@gmail.com)
- **Amy August Healey** – Secretary (amyaugust@gmail.com)
- **Nicole Brown** – Communications (ncmbrown5@gmail.com)
- **Mark Smith** – Dock & Marina (smittys5wb@gmail.com)

- **Anna Diede** – Dock & Marina (Anna.Diede1@gmail.com)
- **Brent Anderson** – Central Rec Committee  
(brentanderson338@gmail.com)
- **Mary Breen** – Social Committee (davidbreen33061@msn.com)

## **Finances**

Over the course of the past 12+ months – the Budget and Reserve Committee have worked diligently to provide a recommendation to the Board of Directors to create a process for estimating the future financial reserve requirements for the replacement and maintenance of our common assets (e.g., tennis courts, marina, dock, street and community signs, etc.).

The Committee's scope has been to offer recommendations for the Board's consideration. Their contributions have been valuable in supporting the Board's efforts. Some of their key accomplishments include:

- Compiling a comprehensive list of all WOHA assets
- Estimating initial costs and lifespan of each asset
- Developing a spreadsheet to calculate future replacement costs
- Determining approximate reserve requirements
- Incorporating these findings into the annual WOHA budget
- Offering recommendations regarding asset maintenance, dues increases, and assessments

The Committee's work has given us a clearer picture of our current financial situation. While we now have a robust understanding of our reserves and future needs, it's clear that additional funding will be required to address future asset replacements, and the board is actively working through this now.

We want to thank the following Committee members for their time, expertise, and dedication:

- Mark Peters – Chair
- Steve Sawyer – Vice Chair
- Michael Boldischar – Secretary
- Fred Chase
- Nicole Brown
- Mark Smith
- Pat Kohler

Your efforts are greatly appreciated, and we are thankful for your commitment to ensuring the long-term stability of our community.

### **Central Recreation**

During the spring clean-up, we are planning to partially pull up the sport court surface to better inspect the asphalt underneath. The quality of this asphalt will be a key component of the potential cost of renovations to this area.

The surveys completed in 2024 found:

- 72% of WOHA Members said they would use the space more frequently if it were designed differently or had different amenities.
- The top priorities of WOHA members for the space were:
  1. Pickleball
  2. Playground
  3. Tennis
  4. Basketball
  5. Pavilion
- 86% of WOHA Members were supportive of using loan financing as part of a funding approach.

We are estimating that the repairs and redesign of the space will cost between \$150,000-\$250,000 (\$2,542 to \$4,237 per household). Variables include the severity of the repairs needed to the underlying asphalt, amenity additions, degree of layout change, and other factors.

Your input in the 2024 surveys, concept reviews and discussion at the Annual Night to Unite and Annual Meeting have been essential, along with the roundtable discussion held in March.

Once we know the state of the underlying asphalt, and its cost, the Board of Directors will communicate this cost with the proposed next steps.

### **Lawn Care**

We will be using professional lawn care this upcoming summer. We have included the Marina area so that the brush can be trimmed back near the walkway and parking area. Service will include mowing, weed treatment and fertilizing, trimming of shrubs and plantings, and blowing leaves and debris off the courts regularly. A cleanup of leaves is also planned as part of the service in the fall and spring making our annual West Oaks Spring Cleanup event more manageable for volunteers.

### **Communications**

Have you checked out the West Oaks Website lately? It's the place to go for event photos, minutes from monthly board meetings, bylaws, and other important information. You can also find the [West Oaks Homeowner Directory](#) maintained and updated by the Board. Please let Nicole Brown ([ncmbrown5@gmail.com](mailto:ncmbrown5@gmail.com)) know if any updates are needed.

- <https://wohoa.org/site/>
- Password: BaldEagle!2019

We also have an app!

- <https://wohoa.org/mobile/>
- Your email is the username.
- Password: Hungr3yL@@n

In the app you can find a homeowner directory, marina dock slip assignments and dock code, see the neighborhood lot map, and set your profile including adding a picture and maintaining your contact information.

## **Marina**

We will be installing a small fence this spring along the walkway fence of the marina, towards the lake. This is to make the space as safe as possible.

## **Street Sign Repair**

You may have noticed that several of our street signs need repair. Some have already been repaired. Once the ground thaws, these will be put in the ground, and others addressed.

## **Social**

Welcome to spring, neighbors!

My name is Mary Breen and I am our new community events board member. In addition to our regular events like our Spring Clean-up Day, Easter Egg Hunt, and National Night-Out Picnic, I am excited to bring some new events to our community!

Coming this summer, we are thrilled to welcome the "Bur Oak Quintet", a local brass quintet, for our first "Concert on the Court"! Of course, with the uncertainties of our tennis court, it may be renamed the "Concert on the Dock", but either way, this promises to be a wonderful event. They will be performing music that will be enjoyed by the youngest of our neighbors as well as those of us of a more mature nature. More information will be coming!

To embrace the longest night of the year we will be embarking on our first "Winter Solstice Walk"! We will gather together after dusk with lanterns and flashlights to enjoy a quiet, leisurely walk through our beautiful neighborhood ending with hot chocolate and treats at my home!

Other possibilities have also been suggested including a West Oaks Book Club, a community garage sale, a progressive dinner, and an American Red Cross Blood Drive. If these sound like fun, or if you have any other ideas that you would like to explore, and of course, if you would like to help, please let me know. Contact me by text at 651-324-6991 or email davidbreen33061@msn.com.

**Please save these upcoming and important dates:**

- April 19th - Easter Egg Hunt
- April 26th - Spring Cleanup\*
- May 17th - Neighborhood Planting\*

\*Please select the date and activity that works best for you. While neighbors are welcome to attend both dates, we kindly ask that everyone make an effort to attend at least one.

Thank you for making West Oaks a great place to live!

Please contact your Board of Directors if we can help in any way.