

Wellington Northeast

NOBLESVILLE, INDIANA

WNNA NEWSLETTER

SPRING
2023

State of the Association—President's Message

Greetings to all members of the Wellington Northeast Neighborhood Association! On behalf of the Board of Directors, and the entire Executive Committee, I want to extend our collective appreciation and gratitude for allowing us as the governing body of this neighborhood—a place we all call 'home' - to serve you, our neighbors and members of the WNNA.

I write this letter with hope, inspiration, and commitment. Above all, however, I write this letter to assure you that the State of the Association is strong. (Hold for Applause).

After the elections in the Fall of 2022, the newly elected WNNA Executive Committee has joined together with the singular purpose of improving the community that we love and enjoy. To accomplish this purpose, as president, I have asked the Executive Committee to focus on three (3) specific goals throughout our governance: (1) broader and improved communication with our membership; (2) fiscal accountability and responsibility; and (3) improvement upon the quality of life for the members of this neighborhood. In pursuit of these goals, it is our hope that our actions speak in volume to the commitment that we have all made to you.

We are a diverse group in ideas, backgrounds, and experiences. This diversity has allowed for open and candid discussions that have resulted in successful community events, preparation for a successful pool season, and the development of certain initiatives and investments that will prove to be beneficial for years to come.

With that being said, the few pages of this newsletter can only provide you with so much information. I want to personally encourage all of you, if not challenge you directly, to participate in your community. There are five hundred thirty-one (531) homes in this neighborhood. There are over eight hundred (800) members in our Facebook Group. COVID-19 certainly changed the way we interacted and how business is conducted, but dare I suggest that we have progressed to a post-pandemic time. As far as I am aware, the WNNA has always been a self-governed neighborhood. In order to maintain such a structure, the success and longevity of this community depends upon both an understanding and willingness to participate. The benefits of your involvement are obvious. The detriments of apathy, reluctance, and/or indifference are steep.

Allow me to conclude with this . . . when I first moved into this neighborhood—a first-time homeowner—a mere seven (7) years ago, I was inspired by those who had been calling this neighborhood "home" for ten, fifteen, and twenty-plus years. Their collective recollections, stories, and historical accounts of this neighborhood motivated me to contribute to the continued success of the WNNA. I am certain that many of us—recent and longstanding residents alike—have fond recollections of both our time here and the people we have come to call "neighbor" or "friend." I remain confident in my belief that together the best is yet to come!

- Derek R. Peterson

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Special Events & Activities

- WNNA Exec. Cmte. Meeting—3rd Sunday of Every Month, Open to All Members, First Christian Church (7:00p.m.)
- WNNA Easter Egg Hunt—Saturday, April 8, 2023, at South Pool (10:00 a.m.)
- Semi-Annual Membership Meeting—April 16, 2023, at First Christian Church (7:00 p.m.—9:00 p.m.)
- WNNA Spring Garage Sale—Saturday May 6, 2023 (All Day)
- Pool Season Begins— Friday, May 26, 2023, North & South Pool (6:00 a.m.—9:00 a.m.; Lap Swim) (9:00 a.m.—9:00p.m.; Normal Hours)

2023 Pool Committee

Mark Hodson—Vice President
Monica Broo
Caroline Cross
Darrel Cross—Cap. Improv. Rep
Ryan McIntosh—ISONAS Coord.
Stacy McIntyre—Pool Party Crd.
Jennifer Orr
Nick Vctor—Emeritus

2023 Pool Rental

Evening Pool Reservations
(6pm—9pm) may be rented between 5/30-7/31. \$200 Mon.—Thurs; \$250 Fri.—Sun.

Morning Pool Reservations
(9am—1pm) may be rented with six (6) week notice between 5/30—7/31.
\$400.00 Mon.—Thurs.; \$500 Fri.—Sun.

Please email Stacy McIntyre at stacycampcarson@hotmail.com with any questions or to reserve either the North or South Pool.

General Pool Questions:
E: WNNAPools@gmail.com

2023 Pool Rules

For 2023, many of the same Pool Rules and Regulations remain the same. A copy of the 2023 Pool Rules and Regulations is available on the WNNA Website. All Members of the WNNA are expected to be familiar with and adhere to the Rules and Regulations of the WNNA.

Please direct all questions to:
E: WNNAPools@gmail.com

Vice President's Report—Mark Hodson

As Vice President of the WNNA, I am generally responsible for our two most valuable (and expensive) amenities—the North and South Pools. My report will hopefully provide you with some details and highlights for this year's pool season.

The opening day for our pools this year will be Friday, May 26th. We are actively planning opening day activities for all to enjoy!

The closing dates for the pools are September 5th for the South Pool and September 24th for the North Pool. Hours will be our standard 9:00 a.m. to 9:00 p.m., with lap swim opening at 6:00 a.m. for those that sign up. The 2023 Pool Rules will be posted at each of the pools and will be available for your review on our website. All members and their guests are required to adhere to these rules.

Of course, the task of appropriately monitoring our pools requires the assistance of volunteers within our community. These volunteers form our "Pool Committee." I am grateful to have all of last year's committee members rejoin for this year, including our previous Vice President, Nick Vctor. These are our neighbors that work very hard to bring us an enjoyable and successful pool season. Their dedication and service to our community is deserving of recognition and gratitude!

In an effort to better protect our interests and

ensure a successful pool season, the Executive Committee approved the use of Requests for Proposals (RFPs), Standard Vendor Contracts, and a thorough review process. These documents were immediately put to use in identifying an appropriate pool manager. After thorough vetting, contract review, and deliberations, WNNA is pleased to announce that Pyle's Pools will serve as the 2023 WNNA Pool Management Company.

A looming question as to our Pools' remaining usage has taken center-stage consideration for a number of years. In an effort to seek better understanding, Pyle's Pools, based upon their years of experience, including their management of 185 different community pools, estimated that our current Pools' life expectancy could be extended as much as 10-15 years with specific maintenance and preservation tasks to be accomplished. Challenge accepted.

Understanding that being fiscally responsible is imperative, each proposed maintenance item has been thoroughly reviewed, discussed, and voted upon by the Executive Committee. To date, we are on track to come in well-under budget, thus adding to our reserves.

We look forward to an exciting and enjoyable pool season in 2023.

- Mark Hodson

Secretary's Report—Ashley Hatton

As the WNNA Secretary, I am responsible for gathering information and reporting to the WNNA Executive Committee on several administrative matters including: meeting minutes, new membership updates, and compiling our information database. In addition, I am the chair of the Social Events Committee, which seeks to organize and emphasize community involvement throughout WNNA.

Since the election of this Executive Committee, we have strived to bring back a sense of community within WNNA post-COVID 19 with more in-person activities. In October, we had one of—if not the—largest turnouts for the Halloween Parade! Thank you to all that assisted in orchestrating that event! While the weather was less than cooperative, it was clear that Mother Nature was not going to get in the way of the Halloween Spirit!

In December, our neighborhood was beautifully lit-up with festive decorations and lights strewn across the homes of our Membership in various sections of WNNA. Congratulations to our winners of the various awards for their holiday displays! Check out the pictures on the next page!

Turning towards the warmer weather in this coming Spring, we will be celebrating with an Easter Egg Hunt on April 8, 2023 at 10:00 a.m., on April 8, 2023. We have the Spring Garage Sale scheduled for Saturday, May 6, 2023, and we look forward to coordinating a very special day with the Pools Committee on opening day of Pool Season! Stay tuned for more updates, events, and other community-wide activities! Thank you to all of the volunteer members of the Social Committee who have helped plan and execute these wonderful events!

If you have any interest in volunteering or have an idea on a neighborhood event, activity, or group, please reach out or join us at an Executive Committee Meeting! We would love to hear from you!

- Ashley Hatton, Secretary



Treasurer's Report—Mike Masnyk

After a somewhat tumultuous start to 2022 from an expense perspective, the overall finances for the WNNa do remain on a very secure foundation.

Our 'operating account' ended 2022 with a positive balance of approximately \$60,360 and we begin 2023 with approximately \$130,320 in the 'reserve fund'.

Total income in 2022 was approximately \$207,100 exceeding 2021's income of \$155,500. This was a result of the \$100 General Dues increase passed in the Fall of 2021 which took effect in 2022. These additional funds will be transferred into the 'reserve fund' for future capital improvement projects.

Total expenses for 2022 were approximately \$166,100.00 with unexpected pool operating challenges/expenses and a water main break at the North Pool being the heavy contributors to the expense line. For reference, total expenses for 2021 were approximately \$115,000.

2023 Dues invoices were mailed out in early February. **WNNa General Membership, Voluntary Recreational, and Mandatory Recreation Dues must be paid by no later than March 31, 2023.** If you fail to pay the dues required in a timely manner, in addition to being subject to enforcement by the WNNa Executive Committee, you may not receive your recreational benefits on-time or in advance of pool season.

Lastly, on April 16, 2023, during the Semi-Annual WNNa Meeting, the Membership will have an opportunity to review the budget proposals for this current calendar year. Please mark your calendars in advance and join your fellow Members for this informative meeting!

If you have any questions regarding the dues forms please feel free to email me at wnnatreasurer@gmail.com

Respectfully submitted,

Mike Masnyk - Treasurer

Fiscal Analysis Highlights for 2022-2023

- In 2022, WNNa realized an income in the amount of \$207,104.51 with expenditures in the amount of \$166,117.08, resulting in a surplus of \$40,987.43
- For 2023, WNNa projects an income of \$207,880.00 with expenditures in the amount of \$150,950.00, resulting in a surplus of \$56,930.00.
- In 2023, WNNa contracted with Pyle's Pools for Pool Management Services in the amount of \$28,000.00. In 2022, the Pool Management Services total was \$58,922.86. The thorough vetting process resulted in an estimated savings of more than \$30,000.00 to the WNNa and is \$17,000.00 less than the proposed 2023 WNNa Budget!
- A Copy of the WNNa Budget is available through the WNNa Website.

Wellington NE Neighborhood Association
Statement of Activities Budget vs. Actual
January through August 2022

	Jan - Dec 22	2022 Budget	\$ Over Budget	2023 Budget
Income				
General Members	\$ 136,795.73	\$ 84,800.00	\$ 51,995.73	\$ 138,060.00
Recreation Memberships				
Voluntary Recreation Members	\$ 48,960.00	\$ 43,200.00	\$ 5,760.00	\$ 48,720.00
Mandatory Recreation Members	\$ 17,933.59	\$ 12,000.00	\$ 5,933.59	\$ 18,000.00
Total Recreation Memberships	\$ 66,893.59	\$ 55,200.00	\$ 11,693.59	\$ 66,720.00
Pool Rental	\$ 3,330.00	\$ 3,000.00	\$ 330.00	\$ 3,000.00
Sundry Income	\$ 125.19	\$ 100.00	\$ 25.19	\$ 100.00
Total Income	\$ 207,104.51	\$ 143,100.00	\$ 64,004.51	\$ 207,880.00
Total Income	\$ 207,104.51	\$ 143,100.00	\$ 64,004.51	\$ 207,880.00
Gross Profit	\$ 207,104.51	\$ 143,100.00	\$ 64,004.51	\$ 207,880.00
Expenses				
Pool Data	\$ 849.32			
General/Administrative Expenses				
Accounting Services	\$ 6,200.00	\$ 6,670.00	\$ (470.00)	\$ 6,670.00
Bank charges	\$ 34.00	\$ 75.00	\$ (41.00)	\$ 100.00
Copier / Newsletter	\$ 531.03	\$ 920.00	\$ (388.97)	\$ 920.00
Insurance	\$ 7,545.75	\$ 7,000.00	\$ 545.75	\$ 7,500.00
Legal expenses	\$ 3,147.50	\$ 5,000.00	\$ (1,852.50)	\$ 5,000.00
Office Supplies	\$ 182.00	\$ 100.00	\$ 82.00	\$ 250.00
Postage	\$ 306.24	\$ 400.00	\$ (93.76)	\$ 440.00
Social Events	\$ 458.81	\$ 2,000.00	\$ (1,541.19)	\$ 2,000.00
Voice Mail	\$ 228.80	\$ 120.00	\$ 108.80	\$ 250.00
Total General/Administrative Expenses	\$ 18,096.13	\$ 24,285.00	\$ (6,078.87)	\$ 25,130.00
Outside				
Security System	\$ 1,600.45	\$ 200.00	\$ 1,400.45	\$ 1,400.00
General Landscaping	\$ 6,780.35	\$ 8,000.00	\$ (1,219.65)	\$ 8,000.00
Mowing & Fertilizers	\$ 18,346.00	\$ 13,000.00	\$ 5,346.00	\$ 13,000.00
Pop & Maint of Common Areas	\$ 12,551.00	\$ 10,000.00	\$ 2,551.00	\$ 10,000.00
Utilities	\$ 964.32	\$ 3,300.00	\$ (2,335.68)	\$ 1,300.00
Total Outside	\$ 32,191.00	\$ 35,500.00	\$ (3,309.00)	\$ 41,700.00
Pools				
Chemicals	\$ 30.00	\$ 1,000.00	\$ (970.00)	\$ 1,000.00
Lab Waste Testing	\$ 2,816.00			\$ 1,000.00
Luxuries & Fees	\$ 400.00	\$ 400.00	\$ -	\$ 450.00
Open & Close	\$ 1,742.20	\$ 500.00	\$ 1,242.20	\$ -
Other	\$ 1,590.00			
Total Expenses	\$ 166,117.08	\$ 128,575.00	\$ 37,542.08	\$ 150,950.00
Net Income	\$ 40,987.43	\$ 14,525.00	\$ 26,462.43	\$ 56,930.00

What is the ACC?

The Architectural Control Committee (“ACC”) is charged with “regulating the external design, appearance, use, location, and maintenance of Lots and improvements thereon so as to preserve and enhance values and maintain a harmonious relationship among structures and the natural vegetation and topography, and in keeping with the intent of the provisions of these Covenants.” [WNNa Covenants, Art. X, Sec. 1].

All external improvements to a Lot within WNNa *must* be approved by the ACC. To facilitate these requests, there is a form on the WNNa website under the “Contact” tab where you can click the link for “Home Improvement Requests” which will take you to the online form (pictured Right).

If Members are unsure whether a project requires permission from the ACC, Members are *strongly* encouraged to “seek permission rather than forgiveness.” In the event that an improvement is made without ACC approval, such an improvement project is subject to specific actions, including removal of the improvement at cost to the Lot Owner.

Please Visit the WNNa Website to Submit Your Home Improvement Forms

Architectural Control Committee—Cody Corbin

Greetings from the Architectural Committee! I would first like to lead with gratitude, having been voted in as the Architectural Control Committee Chair, I look forward to helping keep our neighborhood one of the best in the area.

As of October 2022, we have had 4 submissions to the committee, 3 mini barns and 1 existing deck and fence replacement submission, all of which were approved.

With Spring around the corner, it’s understandable you may be looking to make exterior updates/improvements to your property. Just remember the submission form can be found on our website under the contact tab and if you have questions regarding what needs to be approved we are only an email away.

Also, the Executive Committee has been made aware of the East Park equipment conditions and will be working with Capital Improvements and Common Areas Committees to come up with a plan of action.

The Architectural Control Committee is also working with Common Areas Committee to address the Bradford Pear Trees that have been removed from the common area rights-of-way. We are actively working to arrange a meeting with the City of Noblesville and the Noblesville Arborist to address this process.

If you have a concern about a tree that has been removed by the City of Noblesville and would like to have that tree replaced, please contact the WNNa.

-Cody Corbin

Architectural Chair

Capital Improvements—Tim Goggin

The primary purpose of the Capital Improvements Committee is to review and analyze income generating measures for WNNa, compare the income generated with projected expenditures, and discern what capital improvement projects best meet the needs of WNNa as long-term investments.

In furtherance of that purpose, the Capital Improvements Committee has been extremely busy. Late last year, the “Feasibility Study” was prepared amongst the committee and presented to the Executive Committee for further input and debate. After lengthy debate and further consideration, the Capital Improvements Committee has moved forward in the development process with two (2) major projects on the horizon—replacement of both pools and repair of the North Tennis Courts.

The Capital Improvements Committee has solicited budgetary estimates for pool replacement costs from four commercial pool construction companies with responses expected in the next few weeks. Once these estimates are received, the Committee can then compare them to our current reserve fund balance and expected future cash flows to develop a proposed pool replacement plan. Additionally, we have solicited quotes to resurface the North tennis courts with responses expected soon. We will provide a more in-depth update at our Spring semi-annual meeting.

Common Areas & Improvement- Steve Rosenbaum

We have heard you loud and clear! Rest assured that the lighting issues at the WNNa Entrance from Allisonville Road are a top priority for the Common Areas & Community Improvement Committee.

This priority was tasked right before the winter months of 2022. We were able to perform some exploratory analysis and gather some history on the origination of this issue. Thank you to all the Members who volunteered their historical knowledge and time in helping us understand what happened.

In a nutshell, the North-South underground wires were cut. Locating the cut lines proved a near impossible task due to the volume of utilities that run next to or near the lines at issue. Over the winter months, the Executive Committee approved an RFP to identify the best solution to immediately restore the lights. The plan approved is to bore new conduit from the Southside of the entrance to the Northside of the entrance. We expect this to be completed by Spring.

Administration Advancements

One of the subcommittees formed this year was the Administration, Communication, and Technological Advancements Committee, who was charged with recommendations and analysis of how best to reach the WNNa Membership. It is no secret that COVID-19 threw a wrench into our day-to-day interactions. With that, we became more and more reliant upon “virtual interactions.” During that period, this year’s Board of Directors believed that we needed to improve communication with our Membership, and the technology used for the benefit of our Membership, without sacrificing the need for a return to “normal.” The Executive Committee agreed.

Our first task was to look at the WNNa website and technological infrastructure. Without delving into all the minutia, it was patently obvious that we could do more and more importantly *should* do more. The use of “gmail” and external databases for modes of communication and maintaining important information was just not going to suffice any longer.

Imagine a website that was safely secured, password protected, which was hosted and managed by a reliable third-party that allowed Members of the WNNa to receive real-time updates through “push notifications.” Imagine further that this website would allow you to submit questions, home improvement requests, pay your dues, and even vote! Lastly, imagine that this website and its operation came with no requests for increased dues or special assessments because it was all budget friendly! This is precisely the kind of website that the WNNa Executive Committee is looking to develop...and soon.

In February of this year, the WNNa Executive Committee has received a proposal and reviewed a presentation that we will be reviewing further in the months ahead. Stay tuned!



Meet Your New Neighbor!

- Jeanine Pettrone

Tell Us A Little About You?

I am originally from the Chicago suburbs. I attended Ball State University—“chirp chirp!” After Ball State I got a job at Liberty Mutual in Indianapolis. I moved to WNNa after four years of living in Indianapolis. I live here now with my dog “Stella.” She is a four year-old Chihuahua mix (pictured lower-right).

When Did You Move To WNNa?

I moved into WNNa in May of 2021 and have been loving it!!!

What Made You Choose WNNa?

I actually put it fifteen bids on houses but God does work in mysterious ways. I really enjoyed that all the houses were different and that this was an established neighborhood. I could tell that everyone cares about their property as well, which was important to me. Also, all of the houses have a lot of room so you aren’t on top of anyone.

Do You Have A Favorite Event or Activity In WNNa?

I have really enjoyed the Halloween Parade. Growing up, everyone in my neighborhood was older and their children were already adults. So, being here and having that sense of community between all age groups is so nice to see. I wish I had this when I was growing up.

What Makes WNNa Feel Like Home?

My neighbors! In the past, I had never felt like my neighbors truly cared to get to know me. This may be because I was always the child and not the homeowner.

Here, however, I have extremely supportive and helpful neighbors. I can never tell them ‘thank you enough’ for getting my packages or mail when I’m away. They have even shoveled my driveway during difficult snow storms. These acts of kindness have really made WNNa feel like home and that I am welcomed! My neighbors have really set the bar for what it means to be in a neighborhood.



“Being here (WNNa) and having that sense of community between all age groups is so nice to see. I wish I had this when I was growing up.”

2023 Executive Committee

President—Derek R. Peterson

Vice President—Mark Hodson

Treasurer—Mike Masnyk

Secretary—Ashley Hatton

ACC Chair—Cody Corbin

Section 1 Rep.—LuAnne Hubbard

Section 2 Rep.—Joseph DeMore II

Section 3 Rep.—Ryan McIntosh

Section 4 Rep.—Rex Weiper

Section 5 Rep.—Judy Hancock

Section 6 Rep.—Jeff Landers

Section 7 Rep.—Sean O'Brien

Section 8 Rep.—Jason Shriner

Section 9 Rep.—Tim Bryant

Section 10 Rep.—Steve Rosenbaum

Section 11 Rep.—Darrel Cross

Section 12 Rep.—Chris Baughman

Section 13 Rep.—Tim Goggin

Section 14 Rep.—Jeanne Derksen

Section 15 Rep.—Brandon Reeves

Section 16 Rep.—Jennifer Riley

Semi-Annual Meeting Notice

“In addition to the annual meeting, there shall be a semi-annual meeting for the Members held in the month of March or April of each year, with the specific date, time, and place to be determined by the Board of Directors. At the semi-annual meeting, the Board of Directors shall report to the Members to update them on things arising after the annual meeting.”

[WNNA Amended Bylaws, Art. IV, Sec. 2].

Who: All Members of the WNNA

What: This Semi-Annual Meeting will consist of updates from the various sub-committees, a report on the present state of affairs within the WNNA, financials, including the annual budget proposal for Member consideration. We have confirmed the attendance of the Noblesville Mayor, Chris Jensen, to speak on the happenings within Noblesville and how they may impact our neighborhood.

This will be an **in-person meeting only**. There will not be a virtual attendance option. No less than ten (10) days prior to the Semi-Annual Meeting, an agenda will be posted on the WNNA social media page on Facebook and the WNNA website.

Where: First Christian Church, Meeting Room.
16377 Herriman Blvd., Noblesville, IN 46060

When: April 16, 2023, at 7:00 p.m.

Why: As Members of the WNNA, each individual property owner holds an interest and is indeed a stakeholder in the operations of the WNNA. There are important decisions being made every month. Your input is welcomed and necessary to advance and improve our neighborhood. Calendar this event now and set aside time to participate in your community. While Members are welcomed to every Executive Committee meeting, there are only two (2) Membership Meetings where the Membership is the sole-focus of the Board of Director's attention.

Voting: Formal Approval of the 2023 Budget

Wellington Northeast
Neighborhood Assn.

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