

Wellington Northeast

NOBLESVILLE, INDIANA

GO PAPERLESS

If you wish to receive your newsletter by email, we will need a current email address or addresses for our database. You can update your preference at: wannahoa@gmail.com Please make sure to include your name and address in the email.

September

- 19 POOLS Close
- 23 ANNUAL Membership and Voting, 7 pm, First Christian Church & via Zoom

December

- TBA Neighborhood Holiday Decoration Contest

March

- 17 SEMI-Annual Membership Meeting, 7 pm, First Christian Church & via Zoom

WNNNA NEWSLETTER

Fall/Winter
2021

Membership Dues are due in April!

From the President's desk...

The past year has been one of generous service and making progress toward the future of WNNNA. If you haven't already done so, be sure to thank our Board members for the gift of their time and effort.

Folks like Vice President, Nick Vetor – who has spent countless hours overseeing our pools, and Rob Place – who has served as Treasurer for seven years. We can not thank them enough!

Our **Annual Membership Meeting will be Thursday, September 23, 2021** at 7 p.m..... at First Christian Church and via Zoom. The link is as follows (and can be found at www.wellingtonnortheast.com use **wanna-2021!** as password.)

Join Zoom Meeting

<https://us02web.zoom.us/j/82766586618?pwd=WmxrR2ozSFNzaTU0M1RMM1c4SjU4UT09>

Meeting ID: 827 6658 6618
Passcode: 881375

-or-

Dial 1 312 626 6799 US (Chicago)

On the agenda will be a **\$100 annual general dues increase**.

Check out the video recording of our Dues Increase Presentation. The link is:

<https://www.wellingtonnortheast.com/events/capital-improvements-dues-assessment-presentation/> and can be found on the neighborhood website.

If you have any additional questions, you may submit them to wannahoa@gmail.com and you may call Capital Improvements Committee Chair, Tim Goggin at 765.438.4589. Many thanks to Tim for an excellent presentation!

Also, on the agenda will be **approval of minutes** and the **election of board members**. Included with this newsletter are meeting minutes and a written ballot with instructions. Please read instructions carefully, vote and support WNNNA.

As always, questions, comments or concerns can be sent to wannahoa@gmail.com. And, please check the website for updates www.wellingtonnortheast.com password **wanna-2021!**

With Appreciation,
Jenna Stewart, President WNNNA



SEPT 19

POOLS CLOSE FOR SEASON



SEPT 23

ANNUAL MEMBERSHIP MTG:
First Christian Church | 7pm & Zoom

*Board meetings are held monthly at 7 pm @ First Christian Church & Zoom. Dates are posted on the website.

WNNA Item 9 Fall 2021 Newsletter Budget & Dues Increase Reports

Note from Treasurer

Hello Neighbors!

WNNA's short-term operational finances are in solid shape. Our current reserve fund balance is \$120,000, which is set aside to fund future capital projects. The Capital Improvements Committee has spent many months researching anticipated big-ticket items. The services of Reserve Specialists, Inc. have been employed to help formulate a realistic schedule for replacing or fixing our common areas, recreational facilities, and pools.

The analysis revealed that our current savings, and the rate at which we can add to this savings, is insufficient if we wish to replace or update our amenities in the years ahead. Several of our amenities have exceeded their expected lifespans.

After much consideration, the conclusion has been that a modest dues increase of \$100 annually for general dues provides the fairest, most reasonable, forward-thinking solution. This \$100 annual general dues increase translates to \$53,000 in additional reserve funding, while maintaining HOA fees comparable to other Noblesville neighborhoods.

Please join me in voting to approve this necessary dues increase. This neighborhood has provided wonderful amenities since the 1980's & I hope it continues for many years to come.

Rob Place | Treasurer

Capital Improvements Committee

The Capital Improvement Committee has been busy assessing our neighborhood amenities and understanding the funding needed to maintain those amenities. We presented our findings to the WNNA board on July 29th and to the neighborhood via Zoom on August 19th. You may view the recorded meeting on our neighborhood website (see page 1 for link). Given the age and disrepair of our amenities we need to increase funding starting in 2022. I hope you will vote in favor of our recommended dues increase.

Respectfully submitted,

Tim Goggin, Chairman Capital Improvements Committee

2021 Pool Update

We hope you have enjoyed the pools this summer and we look forward to the rest of the pool season!

The North and South pool close on Sunday September 19th at 5 pm.

Recreational Membership was up for the 3rd year in a row. 262 members in 2021. As a reminder, neither pool will have a lifeguard for the remainder of the season.

Numerous updates to the pool were completed this summer.

1. Bathrooms at both pools were remodelled (epoxy flooring, fresh paint, new toilets, bathroom stall updates)
2. A new diving board stand at the North Pool
3. New side tables
4. New tables with umbrellas
5. New Lifeguard umbrella

NAMES	ADDRESS	Month
Joseph & Shannon DeMore	97 Chesterfield Drive	Feb
Stephen & Ally West	161 Wellington Parkway	Mar
Andrew & Katelyn Osborne	127 Stony Creek Overlook	Mar
Hunter Harts & Louree Johnston	291 Landsdown Drive	Mar
Nik & Becca Parkison	217 Wellington Parkway	May
Jeanine Petrone	296 Lansdowne Drive	May
Jonathan & Hannah Schilling	16575 Audubon Court	June
Thomas & Alyssa Crum	81 Glasgow Lane	June
Katelyn & Matthew Kiser	16572 Audubon Court	June
Anthony & Dawn Herron	163 Stony Creek Overlook	June
Stephen & Loren Hendricks	219 Yorkshire Circle	July

If you see any of the pool committee members be sure to thank them for their hard work this season.

2021 Pool Committee Members:

- Stacy McIntyre
- Caroline Cross
- Emily McIntosh
- Monica Broo
- Jen Orr
- Ryan McIntosh
- Nick Vctor

Proposed \$100 General Dues Increase:

After much consideration, the Board is proposing a \$100 general dues increase to the Homeowners of WNNA.

A summary of the facts considered by the Board is as follows:

I. Major amenities:

South Park

- Pool / Bath House (built 1984, 37 years old)
- Playground (updated 2006, 15 years old)
- Double Tennis Courts (built 1980's, about 40 years old)

North Park

- Pool / Bath House (built 1987, 34 years old)
- Playgrounds (updated 2011, 10 years old)
- Double Tennis Courts (built 1980's, about 40 years old)

East Park

- Playground (built 1990's, 30 years old)
- Basketball Court

Allisonville Road Entrance (original)

II. The WNNA Dues Structure

- All 530 Homeowners pay General dues \$160/year
- About half of Homeowners also pay Recreational dues \$240/year
- Homeowners purchasing after January 1, 2020 must pay both general and recreational dues \$400/year

III. Estimated Replacement Costs

- Pool - \$300,000
- Double Tennis Court - \$100,000
- Playground - \$40,000

IV. Conclusion

Current reserve fund balance is \$110,000 and current dues income provides for about \$10,000 reserve fund contribution per year. At this pace, it would take decades to build up reserves needed to fund pool and tennis court repairs. Given age and disrepair of our amenities, a dues increase is needed to build reserve fund.

WNNA 2022 Proposed Budget

	2021 Proposed	2020 Estimated*
Income		
Mandatory General Dues	84,800	84,800
Mandatory Rec. Dues	12,000	8,400
Voluntary Rec. Dues	43,200	46,800
Pool rental	3,000	3,650
Interest Income	100	41
Other Income	-0	1,242
Voluntary Donations	-0	50
Total Income	143,100	144,983
Expenses		
General & Administrative Expense		
Accounting Services	8,670	4,920
Bank Charges	75	266
Copying / Newsletter	920	536
Office Supplies	100	118
Postage	400	395
Social Events	2,000	483
Voice Mail	120	226
Insurance	7,000	4,738
Legal expenses	5,000	3,149
Total General & Administrative Expense	24,285	14,831
Grounds		
Security System	200	10,807
General landscaping	8,000	7,263
Mowing & Fertilizers	11,000	10,445
Repair/Maintenance of Common Areas	18,000	3,004
Utilities	1,300	1,301
Total Grounds	38,500	32,820
Pools		
Chemicals	1,000	-0
Licenses & Fees	400	400
Open & close	500	1,529
Pool Management/Lifeguards	27,717	30,275
Repairs	20,000	4,375
Supplies/Safety	3,255	4,059
Telephone/Internet	1,400	1,251
Utilities	11,500	13,615
Taxes	15	15
Total Pools	65,787	55,519
Total Expense	\$128,572	\$103,170
Reserve Fund	\$10,000	
Net Income	\$4,528	\$41,813

Proposed Budget 2022

The proposed budget for 2022 reflects the same income, operating expenses and reserve fund contribution as the 2021 budget. If the proposed \$100 general dues increase is approved, there will be an additional \$53,000 contribution to the reserve fund. (530 lots x \$100 = \$53,000)

Reserve funds are set aside for capital improvement projects e.g. refurbishing pools and tennis courts.

Presidential Candidate Statements

JENNA STEWART: Hello, Wellington Northeast Neighbors – I'm Jenna Stewart. For the last seventeen years, my husband and I, with our two children have greatly enjoyed living among caring and friendly neighbors - and calling Wellington Northeast home.

It has been an honor to serve as President of Wellington Northeast Neighborhood Association during the last year.

My top priorities have been - to address funding for the maintenance and repair of our amenities (pools, athletic courts and parks); and - to lead the efficient functioning of our board.

Going forward, it would be my intention to focus on digital communication and capital improvement project implementation.

With teamwork, and an excellent group of board members and neighbors, our association has made and will continue to make great strides.

I'm asking for the opportunity to continue leading this good work.

DEREK PETERSON: Ever since I moved to WNNA, I have been an active and willing participant in trying to improve the neighborhood that I love so dearly and call "home." In my professional capacity, I have helped draft the laws that govern HOAs like the WNNA. I have been principally responsible for the enforcement of the laws of the State of Indiana with respect to HOAs and their respective boards. In my personal capacity and as a member of this association, I have volunteered to assist in the redrafting of the covenants and bylaws. I have personally paid for and welcomed neighborhood involvement in holiday events (i.e. July 4th Fireworks & Halloween Parade). I make two promises to this community if elected president – (1) Open Communication and Transparency; and (2) Leadership

Architectural Committee Reminder!

If you are planning a new or replacement deck, shed, fence, or other structure on your property, please make sure to fill out and send in your request form. You can find it on our website: www.wellingtonnortheast.com Look under CONTACT and then ONLINE FORMS. You can also send all details to: wnnaimprovements@gmail.com

Also, as part of Fall pruning, please trim trees and bushes so that they do not hang over the sidewalks.

If you have questions, please contact Mark Hodson at 317-770-7668.

EXECUTIVE COMMITTEE

Jenna Stewart	President	690-2945
Nick Vctor	V-President	385-5703
Melissa Ralph	Secretary	902-0624
Rob Place	Treasurer	776-1042

SECTION REPRESENTATIVES

Sec 1	Monica Broo	765-437-1505
Sec 2	Melinda Sorg	765-749-4810
Sec 3	Justin Wisnewski	201-0748
Sec 4	Jennifer Johnson-Kenny	917-224-7287
Sec 5	Judy Hancock	773-8422
Sec 6	Jeff Landers	750-9767
Sec 7	Stacy McIntyre	508-2861
Sec 8	Neil Birkhimer	349-3119
Sec 9	Tim Bryant	410-4081
Sec 10	Sergio Gonzalez	370-6082
Sec 11	Ashley Crook	750-7256
Sec 12	Dixie Justice	965-3397
Sec 13	Tim Goggin	765-438-4589
Sec 14	John Rexrode	502-5015
Sec 15	Brandon Reeves	496-3042
Sec 16	Charlie O'Daniel	859-420-1907

COMMITTEE CHAIRS

Architecture	Mark Hodson	770-7668
Welcoming Committee		
	Monica Broo	765-437-1505
	Emily McIntosh	626-2047
	Jenn Orr	349-6138
Govt Liaison	Greg O'Connor	232-2323

WNNA email: wnnahoa@gmail.com
Website: www.wellingtonnortheast.com
Architectural Comm. email: wnnaimprovements@gmail.com
Voicemail: 317-713-1234

Newsletter by

