

September 2023



COMMUNITY NEWSLETTER CONTENTS:

- HOA Annual meeting and elections
- Valley View Rock Project
- Indoor pool plaster updates
- Notes from the Board
- Potluck following the Annual Board Meeting

ANNUAL HOA OWNERS MEETING

The annual owners HOA meeting will be on Saturday, Sept 16th at 10 AM in the clubhouse.

ELECTION INFORMATION:

We will have 3 open positions to fill at our upcoming HOA meeting. All are encouraged to run that have an interest in serving.

Please submit your name by speaking with an existing member of the board, or by sending an email to wlrnboard@gmail.com. We would like to publish a list of those running in the September Newsletter.

Potential board members may also be nominated by meeting attendees or may also choose to nominate themselves at the annual meeting.

Here are some points to consider:

1. Only owners are eligible to run for a Board position.

2. Only owners are eligible to vote. *Each property unit is only allowed one vote regardless of the number of "co-owners" of the unit. A proxy form can be filled out on our website for those attending and representing owners.
<http://www.willowrunstg.com/proxy/>
3. The length of voluntary service depends on the individual and if necessary, can be vacated at any time. Board positions are all 3 year terms, and are staggered so not all positions are up for election at the same time. If a position is vacated then a replacement is appointed by the board, which is valid until the next annual meeting.
4. Ballots will be prepared ahead of time, and will list all pre-submitted nominees. There will be blank slots on the ballot to write in names of those nominated at the meeting.

RESIDENTS SEEKING ELECTION/RE-ELECTION TO THE BOARD:

Gregg Kearney- seeking re-election

Joe Wilkinson- seeking re-election

VALLEY VIEW ROCK PROJECT - SEPTEMBER 22-23 PLEASE COME HELP!!

POOL & HOT TUB PLASTER UPDATES:

All work has been completed and we were hoping to have the indoor pool and hottub open before Labor Day weekend, but we are struggling to get the chemicals balanced, which has delayed the opening. As soon as it is open, we will send out a notification.

NOTES FROM THE BOARD

- Following a recent Board Meeting, it was brought to our attention that there is a rumor circulating that Board members and volunteers who have helped to improve and beautify Willow Run are receiving compensation for their time and efforts. This is false. There are many volunteers and Board members who have sacrificed time, gas, and sweat. They have not received any compensation! In fact, we are looking for many more volunteers to help!
- Last month, we addressed the issue of weeds being the responsibility of homeowners. We are happy to report that many homeowners have pulled weeds in their yards and helped to clean up other areas. Just a note- please put pulled weeds in your garbage container. Some weeds, particularly scourge, have hundreds of tiny seeds which if left on the grass will germinate. Don't do all that hard work without reaping 100% of the benefits.
- Some residents and visitors have dogs leaving poop in yards and common areas where people walk. There are four containers of doggy bags in the complex- one by the pool, one at either end of the tennis courts, and one in the courtyard of Building J. PLEASE USE THE BAGS PROVIDED TO CLEAN UP AFTER YOUR DOGS. No one wants to navigate around dog poop, let alone get it on their flip flops.

- We have noticed brown spots in the grass around the complex. After further examination, we have found the timers for sprinklers completely turned off or individual stations on the timers incorrectly adjusted. This was not the work of the landscapers nor Board members. Please make sure you know how to adjust your sprinklers and don't be afraid to ask for help if needed.
- We had an unusually large turnout at our July Board Meeting. We are so pleased that so many came! We look forward to an even bigger crowd this month. We will have a potluck lunch following the meeting.

SPECIFIC UNIT NEEDS

Two years ago, the Board broke the complex down into seven areas with one Board member over each area. The purpose was to create a reporting system that is more efficient and manageable.

If owners or renters are having issues unique to their unit (landscape, water, leaks, etc.), please make direct and timely contact with the board member responsible for your geographic area of Willow Run. This will enable the Board to respond in a timely manner. Please don't wait until the next Board meeting to bring problems to the Board's attention.

Board Member Name	Term	Property Area	Focus Area
Blake	Sept 2020 – 2023	J-Bldg	Scheduled Maintenance
Jim	Sept 2022 – 2025	1-25 (odd)	Repairs
Dale	Sept 2022 – 2025	2-28 (even)	Pet Management
Lane	Sept 2021 – 2024	27,29,30-40	RV Parking
Greg	Sept 2020 – 2023	41-57 (odd), 58-62	Landscaping
Joe	Sept 2020 – 2023	A-Bldg	Pool
Kent	Sept 2021 – 2024	42-56 (even), 63-67	Finance

POTLUCK INFO

When: Sept 16th immediately following the Annual owners meeting

Where: Clubhouse

Food Assignments - If you last name starts with:

A - L, please bring a desert

M - Z, please bring a salad

Hamburgers, buns, & drinks will be provided

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With Warm Regards,

The Willow Run HOA Board

(Jim W., Greg K., Dale C., Joe W., Blake W., Lane J., Kent R.)