

8/19/2024 WGHA BOD Agenda
7 pm @ Liz Fenster's home

Agenda

1. Review and approve [June Minutes](#)
2. President's Report
3. Review Greenway report;
 - a. Greenway encroachment plans (voting required)
 - b. Tree Maintenance and Storm damage- status
 - c. Electrical - status
 - d. Solar Lighting
4. Review Social committee report;
 - a. Greenway Crawl 9/21
5. Review Block Captain report;
 - a. Directory delivery
 - b. Opening for Walnut Grove Condos
6. Treasurer Report
7. Review ACC report;
 - a. Oxwood yard waste follow up
8. Newsletter
 - a. Fall Crawl Save the Date
 - b. Invasives v Natives
 - c. Greenway Encroachment
 - d. September 14th Family Friendly workday 9:30am
9. Discuss other issues
 - a. Greenway Boundaries
 - b. Fertilization
10. Set next meeting date: **October 15th at 7pm in person**
11. Set December meeting date: **Monday December 2nd at 7pm via Zoom**

8/19/2024 WGHA BOD Minutes

7 pm

Minutes

Present: Liz Fenster, President; Phillip Kent, Secretary; Hayden McCann, Greenways Co-Chair; Charlie Morgan, Social Chair; Laurie Howard, Block Captain; Chris Delamater, At Large

Excused: Danielle Bashirullah, ACC Chair; Doug Hyant, Vice President; Meghan Johnson, At Large

1. The meeting was called to order at 7 pm.
2. The WGHA Board Meeting minutes from 6/17/24 were approved as written.
3. A brief discussion was held regarding the need to continue to maintain physical copies of old ACC applications, various reports and documents, etc. dating back to the beginning of the WGHA. It appears all of these documents have been scanned. It was decided that people holding these documents should review them before our next meeting to decide if there is any reason to continue to hold onto them. A discussion of the possible shredding of such documents will be held at our October Board meeting.
4. The President's and Greenway Reports were reviewed and discussed. It was noted that there have been two recent unintentional encroachments on the Greenway boundaries on Whitacre and Springwood. In both instances, the homeowners unintentionally destroyed some of the plantings and flora in the Greenway while at the same time extending their lawns beyond their presumed property boundaries. Liz Fenster, Charlie and Lynn Morgan, and Hayden McCann met to discuss the encroachments and brainstorm ways to relay information to homeowners about the Greenway boundaries, and the need to maintain the integrity of the Greenway ecosystem.

It appears some encroachments into the Greenway ecosystem have occurred because homeowners are unaware of their property boundaries and that even if they are aware of their property boundaries, may not know that nothing should be added to or removed from the Greenways without expressed permission from the Greenway Chair. Unfortunately, the boundaries of the Greenways are not clearly marked and to do so, the WGHA would have to pay hundreds of dollars to have various sections surveyed.

We discussed the possibility of publishing a printed newsletter which would be distributed to all homeowners regarding the above issues, as well as issues related to the importance that neighbors be aware of existing covenants related to architectural issues, and so forth. It was felt a distributed printed newsletter was important since not all Walnut Grove homeowners read emails sent addressing these issues. A newsletter will be published and sent out to all residents in the next few months while the WGHA Board develops a more comprehensive plan to address the above mentioned and other related issues.

We continue to deal with damage to the Greenways from recent storms. We have received estimates to trim and/or remove various trees. Unfortunately in our doing so, we will have less money left over to do planned pruning this year. Hayden also reported that some Greenways lamp posts were replaced or repaired. She also noted that volunteers recently planted 64 donated native perennials in the greenways.

5. The Social Committee Report was reviewed by Charlie. We are planning a Greenway Crawl on September 21 which will consist of beverages and some food items. In order to help contain costs, we will ask those who plan to participate to RSVP. An email to WGHA residents announcing the crawl will be sent out soon. Charlie is working with Meghan and others to coordinate this event.
6. The Block Captain report was reviewed by Laurie. We have a new block captain for Colony Circle. A block captain for the Walnut Grove condos has yet to be identified.
7. Liz briefly reviewed the attached Treasurer's Report. 12 households are in arrears in regard to HOA dues payments, 3 of these from multiple years. Liz plans to present a tentative budget for 2025 at our next Board meeting. Board members should send proposed budget changes to Liz prior to this meeting.
8. The enclosed ACC report was briefly reviewed.
9. Our next WGHA Board Meeting will be held on 10/15/24 at 7 pm at Liz's house. Following that, we will have a final Board meeting on 12/2/24 via Zoom, at which time a date for our Annual Meeting will be determined. At the October meeting we will finalize the date for the January annual meeting.
10. The Board meeting adjourned at 8:28 PM.

Phillip L. Kent, Secretary

WGHA President's Report
Board Meeting 08/19/2024

On 7/20/24 Charlie and Lynn Morgan, Hayden McCann and I met to discuss ideas regarding Greenway boundary communications. This is due to recent unintentional encroachments on Whitacre (Peabodys) and Springwood (Wallners)

- How can block captains more clearly communicate the need to know information when new neighbors move in? Can we encourage more in-person welcome and interaction? Do block captains need updated “training” on responsibilities?
- How can we utilize an upcoming newsletter?
 - If you live along a greenway...
 - Emphasize the greenways and walking paths (while we don't have a clubhouse and pool we have beautiful forested areas in an urban setting)
 - Communication to come from Jenny as a new neighbor unaware of the boundary lines
 - Communication not to put brush + yard waste in the greenway
 - Emphasize best intentions
- Social events on greenways can help to introduce neighbors to greenways
- Should we be more consistent with signage when new plantings are underway?
- What is allowed on greenways?
 - We understand that homeowners planting on greenways believe they are doing beneficial work for beautifying the green space (improvements with the best intentions)
 - Plantings and removals must be approved by Greenway Committee PRIOR to work
 - Forested areas are a wildlife sanctuary. Natives are to be encouraged in these locations.
 - Greenway spaces that are non-forested (A, parts of B and C) may have more allowances for non-native plants as we aren't preserving a wildlife ecosystem
 - Tree plantings by homeowners must be reviewed for viability (issues with lifespan, root structure, maintenance, etc)
- Put together a list of species we suggest for consideration and resources to use, including surveyors
 - Plant Dane (shade, full sun, partial sun)
 - ~\$750 to have the rear property line surveyed based on recent estimates (Geo-Metra Survey and Mapping). Williamson Survey and Isthmus Survey quotes still pending.
 - Include images + names of common weeds from our area vs natives

Additional Takeaways

- Do we need to identify key areas that still include invasives, undesirable plants and non-natives?
 - Garlic mustard, dames rocket, buckthorn, etc
- How can we get additional volunteers to ensure we don't have areas of “neglect”? Current volunteer pool is too small to achieve a full removal of unwanted species
- Action steps:
 - Improve communication to homeowners to increase awareness of greenways
 - These are not an extension of your backyard
 - Reconstruct native and forest floor in the areas of recent encroachments

- Springwood: Establish a timeline to remove non-natives (1-year) and homeowner to present a plan for a native planting area if they choose. Liz owns this communication.
- Whitacre: If approved by the board, offer to share a survey fee with the homeowner to establish a lot line because we haven't yet established clear communication with new homeowners. This would not set a precedent as we plan to improve communication shortly following. No further work is to be done until the lot line is established. Liz owns this communication.
 - 8/19/24 Update: On 8/13/24 Hayden and Liz met directly with the lot owners and came to an agreement on a backyard lot line solely for the purpose of plantings, thus avoiding the need for a survey at this time.

Submitted by: Liz Fenster, President

Greenways Report

Board Meeting 08/19/2024

In late July, Charlie Morgan applied six gallons of Wet and Forget solution (1 gallon of concentrate combined with five gallons of water) to Greenway Asphalt path D to kill moss. It appears to be effective. Another application is planned for September.

The Greenway Volunteer Workday on Saturday August 17 was used to plant 60 native perennials that were obtained through a free native plant program stewarded by the Dane County University Extension.

The final Greenways Committee Meeting will be held on September 10th at 7 pm. Location: backyard fire pit area at 314 Oldfield Rd.

The September 14th Greenway Volunteer Workday is the last of the season and is planned to be a family oriented session. Owners and family members are encouraged to participate. The meeting location is near the Stonecrest Greenway entrance at 9am. Plan to bring garden gloves and a shovel. Any portion of the time is welcome.

The Greenway Lamppost replacement # 7, 12, 26 was completed in late July. Replacement of a vandalized lamp #1 and non-functioning sensor on post # 5 was included.

Emerald Ash Borer treatment of 6 Ash Trees was also completed. This is a 3 year treatment.

Completion of storm damage tree work from earlier storms is pending. Additional storm damage was noted to affect Oak tree # 681. Action related to this tree is to be discussed on 8/19.

An onsite assessment by Good Oak Environmentalists is planned for the Greenway adjacent to 18 Springwood Circle.

A Greenway article was submitted for consideration in the upcoming WGHA Newsletter.

Submitted by Hayden McCann, Greenways Co-Chair

Social Report

Board Meeting 08/19/2024

Planning has begun for the Fall Crawl, scheduled for September 21 at 4:00 p.m, with a rain date the following day, same time. The event will begin with drinks (purchased by WGHA) and snacks (supplied by volunteers from Greenway A), and will move to Greenway B for the main dinner (brats, potato salad, sides purchased by WGHA), then to Greenway C for dessert (a sheet cake with a map of the greenways, and ice cream, purchased by WGHA). We are collecting information on food and beverage costs, and seek participation by the Vintage Brewing Company, the owner of which is in our neighborhood.

Our next steps include the following: (a) sending out a "Save the Date" email during the week of August 19; (b) using the Sign-Up Genius to solicit volunteers during the week of August 26; (c) seeking sponsorship from Vintage Brewery as soon as possible; and (d) having a final planning meeting about one week before the event.

We will require RSVPs, and suggest neighbors should bring chairs or blankets, as limited seating will be provided.

Charlie Morgan, WGHA Board Social Chair

Block Captain Report

Board Meeting 08/19/2024

Submitted by Laurie Howard

We have a new block captain for Colony Circle - Julie Webber. I've met with Julie and reviewed responsibilities. No other news to report.

Laurie

WGHA ACC Committee Report

Board Meeting 08/19/2024

Submissions

- 413 N. Westfield Rd- Received inquiry followed by **Application** (on 7/11) from homeowner requesting addition of deck onto rear of the home. Application was APPROVED.
- 25 Southwick Cir:- Received inquiry from new homeowner regarding rules for a fence for their dog. ACC member sent an email explaining this property borders both non-WG property and WG Greenway, the latter does not allow for 3' fence exception.

Submitted by: Danielle Bashirullah, ACC Chair

Treasurer's Report
07-31-24 Snapshot Submitted by Liz Fenster

Summary

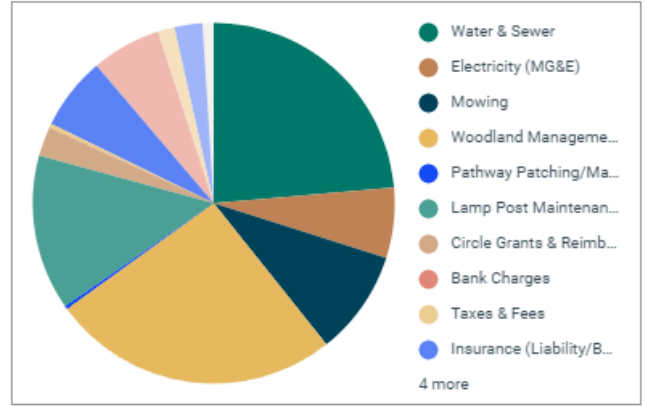


Savings

\$33,298

🔥 Woohoo! Your income was greater than your expenses this month. What are you going to do with the savings?

Expense Breakdown



Income



	Planned	Actual	Diff
Totals	\$ 53,215	\$ 52,682	\$ (533)
💰 Dues	\$ 51,190	\$ 50,114	\$ (1,076)
🏠 Interest	\$ 725	\$ 1,279	\$ 554
📁 Directory Ads	\$ 1,300	\$ 1,289	\$ (11)

Expenses



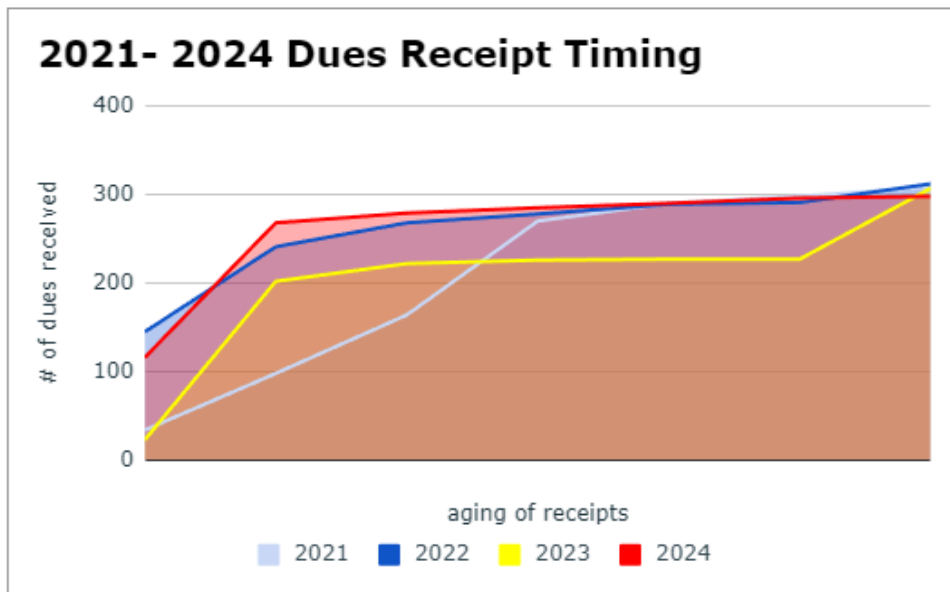
	Planned	Actual	Diff
Totals	\$ 56,260	\$ 19,384	\$ (36,876)
Water & Sewer	\$ 6,372	\$ 4,575	\$ (1,797)
Electricity (MG&E)	\$ 2,450	\$ 1,223	\$ (1,227)
Mowing	\$ 7,000	\$ 1,820	\$ (5,180)
Weed Control & Fertilizer	\$ 1,250	\$ -	\$ (1,250)
Woodland Management	\$ 15,000	\$ 4,986	\$ (10,014)
Pathway Patching/Maintenance	\$ -	\$ 59	\$ 59
Lamp Post Maintenance	\$ 3,875	\$ 2,699	\$ (1,176)
Circle Grants & Reimbursement	\$ 2,150	\$ 500	\$ (1,650)
Greenways & Circles Misc.	\$ 250	\$ -	\$ (250)
Bank Charges	\$ 50	\$ 5	\$ (45)
Taxes & Fees	\$ 50	\$ 75	\$ 25
Insurance (Liability/Board)	\$ 1,345	\$ 1,268	\$ (77)
Dues Collections Mailings (Print)	\$ 100	\$ -	\$ (100)
Newsletters & Notices	\$ 200	\$ -	\$ (200)
Annual Meeting	\$ -	\$ -	\$ -
Directory	\$ 1,300	\$ 1,201	\$ (99)
Website	\$ 368	\$ 292	\$ (76)
Social	\$ 1,000	\$ 486	\$ (514)
Legal Fees	\$ 2,000	\$ -	\$ (2,000)
Misc. (PO Box, Supplies, Postage)	\$ 500	\$ 194	\$ (306)
Legacy Fund Deposits	\$ 11,000	\$ -	\$ (11,000)

Account Totals	7/31/2024	\$ 90,071.11
Savings		\$ 5.00
Checking & Money Market		\$ 49,374.43
Certificates		\$ 40,691.68
Legacy Fund Reserves (Prior)	1/1/2024	\$ 45,000.00
Legacy Fund Reserves TY	12/31/2024	\$ 11,000.00
Available Balance		\$ 34,071.11

KEY NOTES:

- Taxes & Fees include 2023 reimbursement to Kim Grimmer for DFI filing (2023 was under budget)
- Website includes a \$140 recovery fee

Dues Recap



Received:	297	\$49,606.20	Includes 2 Aug and excludes 3 Jan LY late payments
<u>Outstanding:</u>	<u>14</u>	<u>\$3,387.00</u>	
Total:	311	\$52,993.20	

Late Dues

Multiple Years Behind	3	\$1,577.00
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