

Wheatstone (WHA) FAQs

Financial

Q: What is our current financial status?

A: As of December , 2010 the balances for all WHA accounts was a little over \$9000. 262 of 265 homes have paid their 2010 association dues. Expenses through December, 2010 were paid for Insurance/Taxes, Landscaping for the common area off of Lingle Ave., Sink Hole Repair, Postage/Printing, Bookkeeping Fees and Legal Fees.

Q: What are dues now?

A: \$35 annually per home

Q: What do our dues pay for?

A: WHA dues are used to pay the expenses incurred by the WHA. (See answer to financial status question above)

Q: When's the last time dues were increased?

A: Over fifteen years ago

Q: Is a dues increase being considered?

A: Yes, due to the increase in costs to maintain the common area and also repair sinkholes in the common area. Two repairs to a sinkhole cost \$3,000 in the latter part of last year (2010).

By Laws & Covenants

Q: What are the By Laws & Declaration of Covenants?

A: These documents guide the WHA Board of Directors in maintaining proper and consistent use of properties within our development. It's a guide of "dos and don'ts" for 265 homeowners to follow for any changes to their properties and permitted uses of a lot/property within the development. They also help to maintain the quality and value of the homes within our neighborhood.

Q: What areas of the By Laws & Covenants are under consideration for modification?

A: One of the sections of the Declarations of Covenants that is the source of most of the questions is Article 7 (*Use Restrictions*). The documents in use today were written over 20 years ago and have been open for interpretation by the changing Wheatstone Board of Directors and Homeowners over the years. They should be updated to reflect current homeowner needs and newer technology and design.

Q: What does it take to make changes to the By Laws & Covenants?

A: Since the By Laws & Covenants are over 20 years old, any changes require support from at least 75% of the homeowners.

WHA Board of Directors

Q: Who is on the Board of Directors?

A: (*Insert Link to the recently updated WHA Officers page*)

Q: What current issues are being discussed by the Board of Directors?

A: Planning for a solid financial future of the Association, Updating Article 7 of the By Laws & Covenants, renegotiating the Waste Management trash contract, understanding the new requirements for repairing sink holes, increasing homeowner participation in the Wheatstone Homeowners Association and educating homeowners about the By Laws & Covenants.

MISC.

Q: What other issues are under consideration by the Board of Directors?

A: Handling requests to the Architectural Committee about changes to homes and how to assist homeowners with their compliance to the North Londonderry Township Ordinance 47 (Vegetation Encroachment). *Details were on page 5 of the Spring 2011 Township Newsletter.*

Q: Why are sink holes costing more to repair?

A: The State now requires a new approach to the repair of sinkholes. Dumping stone dust in a sink hole is no longer acceptable. New hardening materials are required that cost more. Two sinkhole repairs in the common area cost a total of \$3,000 last fall.

Q: How can I get involved?

A: Go to the contact list on this website and let one of the officers know about your interest. If you have a specific expertise that you feel would help the WHA, please consider getting involved.