

WEST PARK HILLS SUMMER 2024 *NEWSLETTER*



NEWS - INFORMATION - EVENTS

Hello everyone and welcome to this year's first newsletter! The West Park Hills Homeowners Association Board would like to get everyone caught up with what we've been doing as a Board to ensure a healthy and thriving community, applicable administration of our duty and commitment to keeping our Association under homeowner management. Many things have been going on and we'd like to take this time to pass on to all of you what we've been up to. Wishing all of you a wonderful and safe summer!

-Brent Regan, WPH HOA Vice President

A LETTER FROM WPH HOA PRESIDENT RODERICK WOOTEN

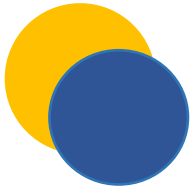
Hello West Park Hills! We have come through a mild winter with anticipation of an enjoyable spring and summer! My time as a homeowner the past 7 years in our community has sprung many joys for me which include being married to a wonderful wife, the marriage of our oldest son and birth of two grandsons! God's Blessings are great!

I'm excited to share with you information on events and activities we've planned for the remainder of the year. An announcement since our last Annual Meeting is that we now have a Secretary for the Homeowners Association Board – Carol Pelzel. Carol's addition affords us an opportunity for someone with previous 18 years of West Park Hills Board knowledge and leadership to chronicle in writing our discussions during Board meetings.

I also want to announce we plan to recognize residents who have lived in our community 20 plus years (details coming). As you read through the many points of activities and information shared by Board Members, my desire is that you can be assured that we strive to have an Inclusive and vibrant Homeowners Association community where all feel welcomed!



Respectfully,
Roderick Wooten
President, West Park Hills Homeowners Association



Board, Monthly Meetings, Contact Information

Your Association Board meets the first Tuesday of the month at Community of the Cross Church, Old Shakopee and Bloomington Ferry Road, beginning at 6:00 p.m.

Your Board Members are Roderick Wooten, President; Brent Regan, Vice President; Carol Pelzel, Secretary; Carol Pavlik, Treasurer; Lisa Feldner, Landscape & Grounds; Rules & Regulations; Open position; Tim Hinz, Maintenance & Architectural; Christine Hazen, Member at Large; Chuck Amlaw, Member at Large; Wayne Evavold, Member at Large

If you have any questions/concerns, please call the Association Hotline Number – 612-236-9298 or e-mail the Association at - westparkhills@live.com West Park Hills website – www.westparkhills.com

Your Board at Work

Insurance Cost Monitoring, Liability Insurance Coverage - Chuck Amlaw

Chuck has formed a committee in which four board members are collating information from across the nation following trends in the HOA insurance market in lieu of companies dropping HOA umbrella insurance policies. At this moment, West Park Hills is not affected but if the Association were to be affected in the future, we assure you that we will be ready to remedy the situation.

The Board has agreed to upgrade our liability insurance to cover all Association funds. This increase in coverage is at a minimal cost and will protect us from non-gratuitous losses.

Real Estate Information - Christine Hazen

Six homes have come on the market in the past 12 months. Five of those homes have sold and closed. Only one is currently available and has been on the market since about the first of May – listed at \$260,000. Our neighborhood market continues to have strong appeal in the real estate market due largely to location, modest pricing, taxes and an HOA with low monthly dues and healthy reserves. The 5 sold prices ranged from \$225,000 to \$325,000 – with an average sell price of \$271,217. The average number of days on the market is 16 days.

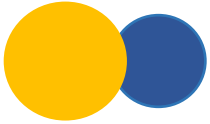
Spring and summer is optimal time to show your pride in home ownership by working on your property's curb appeal.

Maintenance and Architecture - Tim Hinz

Work continues on replacing garage aprons and extending them out this summer. The plan is to replace 20 aprons this year.

Landscape and Grounds – Lisa Feldner

The Cavell Circle retaining wall that abuts Pioneer Trail has been failing. It is scheduled to be replaced this summer. Homeowners affected by the construction and replacement will be notified when the start date has been determined with the contractor, likely in mid to late July.



New Homeowner Welcoming - Carol Pavlik

Welcome to new homeowners as of November, 2023 – Irahim Ahmed Saleebaan; Jillian Dotas and Jacob Kranz; and, Mariah Tunkara.

MARK YOUR CALENDARS

National Night Out Tuesday, August 6, 6 p.m.

Association sponsored picnic to be held at Decatur Circle South. Please bring a Food Shelf donation. The Board is looking for volunteers to assist with this event. If interested, please e-mail westparkhills@live.com. Additional information will be provided closer to the event.

Annual Meeting

The annual meeting of the West Park Hills Association will be held on Tuesday, October 1, at 7 p.m. at Community of the Cross Church, 10701 Bloomington Ferry Road.

We Need You!

There is an opening on your Association's Board for the Rules and Regulations position. This is a great way to learn more about your Association and to meet the residents of the Association. If interested, please send an e-mail to westparkhills@live.com or leave a message on the Association's hotline at 612-236-9298.

ENJOY YOUR SUMMER!
WPH HOA 2024