

Annual Meeting

Tue. 21 February 2023
Wescott Park Meeting Hall

Community Events

Progressive Dinner, 10 December
Cookie Exchange, 18 December
Contact Karen Miner or Marla Dangerfield for more information

Board of Directors

Sam Mikitarian, President
president@refugeatwhitehall.org

TBD, Vice President
vp@refugeatwhitehall.org

Ray Newman, Treasurer
treasurer@refugeatwhitehall.org

Marcia Lytton, Secretary
secretary@refugeatwhitehall.org

Missy Cordero, ARB Chairwoman
arb@refugeatwhitehall.org

President's Corner – Sam Mikitarian

Hello neighbors! Since our last newsletter, much has happened in the Refuge.

New neighbors Josh and Alex Hunt, Jim and Denise Hill, Kirk Kilgore and Cynthia Jones. Welcome, all!

Construction on Lot 49 has been completed, and the builder has it listed for sale. Look for more new neighbors in the future.

Preservation Lane has a new POC for maintenance activities. Tim DuPree has volunteered to be our first Preservation Lane Maintenance Chair (PLMC). Check out the job description on our community website refugeatwhitehall.org. Tim can be reached via email at PLMC@refugeatwhitehall.org for any Preservation Lane maintenance concerns.

Spring and Fall Cleanup Days - Neighbors came together in 2022 to install new park benches, plant decorative grasses at our entryway, rebuild our community bulletin board, and much more. Thank you all for your terrific work!

The HOA Board - Volunteers Needed!

There will only be two active board members in February 2023. Sam Mikitarian and Missy Cordero are stepping down at that time, and one other seat is currently vacant. We need volunteers to fill those slots. *We need you!* If you are interested in working on the HOA Board of Directors, please contact any board member directly, or email the board at board@refugeatwhitehall.org.

Treasury Update

Overall spending is in line with our budget. In spite of a miscalculation when estimating our water bill expenses for 2022, the community is still within budget as we close out the year. Much of the credit for that goes to you when you volunteer on Cleanup Days. Not only do those events improve our community and build friendships, they also save us costs in labor and materials. Thank you!

Planning for our 2023 budget is complete. A copy of the 2023 budget for your review has been sent along with this newsletter. The HOA Board strives to be a good steward of your money and your neighborhood. Toward that end, the budget was drafted with the following guidelines in mind:

- maintaining a healthy cash reserve,
- prioritizing maintenance of existing resources over new purchases,
- keeping costs and annual dues under control
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Please take a minute to review the budget, and send your questions/recommendations to the board.

General Observations from the Architecture Review Board (ARB)

The Refuge is a uniquely designed and aesthetically appealing community, which we all want to maintain in the same wonderful manner as the day we all moved in. Our covenants are written with the intent to help each of us preserve this community and our individual property values. As property owners or residents of The Refuge you are asked to follow the guidelines in the covenants.

We are all extremely busy, and life balance can be hectic at times, however we are responsible for the upkeep of our property and our neighborhood. Your board members recently toured our community and were very pleased with the majority of homes' maintenance and aesthetics. We did, however, take a few notes we would like to pass on to you:

- Mailboxes: Several mailboxes require maintenance/paint. (The mailbox Paint color is flat black; the Pole is Glossy Black and Flag is Flat Red).
- Some homes need to be power washed, as well as the driveway and sidewalks cleaned. (This should be done annually).
- There are a few homes that have overgrown landscape hedges, and some trees over hanging the side walk. (These items require some pruning)
- Several lawns need to be mowed. (Should be done weekly, not more than two weeks)
- Several Flower beds require immediate attention (trimming, mulch/pine straw), and some beds have an excessive over growth of weeds.
- All garbage cans need to be properly stored (not visible from the street), additionally, place all trash cans and lawn debris out Wednesday evening and promptly return your trash can after trash pickup on Thursday. (NLT Thursday evening for those busy schedules)
- Machinery, lawn equipment, power washers, etc. Cannot be stored or left in view from the street for any length of time while not in use.
- Vehicle Parking: RV's, Motor homes, Bus, ATV, Motor Cycles are not to be parked in driveway or street overnight. (If temporarily required for visiting guests, notify the HOA Board for approval)

Your HOA Board is focused on resolving Covenant Violations with as much understanding and as little intrusion as possible. In some cases, however, the board has no choice but to issue violation letters and/or fees in order to remedy longstanding situations.

An ounce of prevention: Safety Note

Though our neighborhood is small and secluded, we are not immune from the problems which seem to go along with living in a larger metropolitan area.

Fortunately, 2022 did not bring us many major safety concerns. Much of the credit for that goes to you. Because of your awareness of your neighborhood, and your care for one another, potential problems were addressed before they became serious.

Thank you to all who kept watch, kept each other informed, and took action to maintain order in our neighborhood. Please continue being vigilant.

Board Meetings the 3rd Tuesday of the month at 7:00pm.
Details available in prior month's meeting minutes at <https://refugeatwhitehall.org>
For more information, contact the board at: board@refugeatwhitehall.org