

Westridge Homeowners Association – 2021 Annual Letter

Dear Westridge Residents,

I hope you and your family are well. Westridge continues to shine with the help of all its residents. The 100% volunteer HOA continues to work for the benefit of everyone. The following is the annual letter which is in addition to the annual meeting. Hopefully you will find the information below both helpful and interesting.

The election of officers was conducted electronically on September 10-14, 2021. If you did not receive an email to vote please let us know by writing to our email address at hoa4westridge@gmail.com or our postal address at Hockessin Post Office PO Box 334. The results of the election for the next fiscal year are below.

The annual meeting was held in-person on September 22, 2021 at 7pm at the Hockessin Memorial Hall.

*Welcome to: Shaheen Mohajer (Treasurer), Donna Ruggio and Jose Alvarez new At-Large Board members
Special Thank You: Lynne McIntosh (Treasurer) & Mariana Reyes (Landscape) for their help over the years.*

Officers:

President: Karen Kondrad kondrad@comcast.net

Treasurer: Shaheen Mohajer

Vice-President: Joe Facciolo

Secretary: Robert James

At-Large Board Members:

Donna Ruggio

Jeff Laughlin

Jeff Rizak

Bruce Friedman

Chris Pataki

Moe Pirestani

Justin Newman

Jose Alvarez

Committee Chairpersons and roles of the At-Large Board Members:

- Jeff Laughlin remains the Chairman of the **Architectural Review Committee (ARC)**.
- Donna Ruggio becomes the new Chairwoman of the **Landscape Committee**.
- Jose Alvarez becomes our key person and contact for our **Ponds**.
- Joe Facciolo remains the Chairman of the **Water Drainage Committee**.
- Bruce Friedman remains our key person for **Road Repair and Street Lights**.
- Chris Pataki remains our key person for **Website Enhancements**.
- Robert James remains our key person for **Facebook Communications**.

Year-end Highlights:

- 1) **Annual Assessment (Dues):** The annual assessment for the fiscal year October 2021- September 2022 will remain at \$285.00 per home. The majority of the annual assessment is used to pay for (i) grass cutting of our Open Spaces, (ii) snow removal from our streets and (iii) dead or fallen tree removals.

I am pleased to report that last year we collected **100%** of the annual dues! I ask that everyone please pay on time. Paying on time eliminates the need for the HOA to impose a penalty and shows respect for your volunteer HOA member's valuable time. New invoices for dues have been recently mailed. Thank you for your cooperation.

- 2) **Private Open-Space and Storm Water Drainage:** We are fortunate to have 40 acres of "Private Open Space" land throughout our community that is not owned by individual homeowners and belongs to all

of us. This land and the waterways located on this land are vital to Westridge's ability to drain rain water. In 2021 the county cleared some fallen trees in Mill Creek paralleling Thorndale Drive.

PLEASE do not throw or permit your landscapers to throw grass cuttings, tree branches or any other waste onto any Open Space (behind your home) and especially not into or near waterways. We are all responsible for the proper treatment and care of our Open Space. Also located throughout Westridge are storm drains. If you see a clogged drain, please clear it. If you are unable to clear a drain, please contact the HOA. It is vital we keep all waterways and drains clear of debris. We continue to engage with New Castle County personnel and seek their support in clearing our major waterways.

- 3) **Vines are Growing Unabated and Killing our Trees:** We have thousands of trees in Westridge Open Space. If you are fortunate enough to border Open Space, we ask that you cut the vines growing on any trees that border your property. Even if you do not border Open Space you can help. Start by cutting about 12 inches of vine at the base of the vine - this will kill the vine, once the vine is dead remove it from the tree. We have numerous trees that have been killed by vines, this damage could have been prevented with some easy maintenance. The HOA does not have the resources to take care of all these trees. Unless a dead tree is a safety issue (e.g., threatening a road, a home or a waterway) it will remain.
- 4) **Upgraded Street Entrances:** We have plans to continue working on all 8 of our entrances this year. We will be working on plans to improve our entrances with more targeted plant selections. If you have any ideas or interest in helping with this project or in a specific entrance please contact Donna Ruggio at bergensix@yahoo.com
- 5) **Stucco Remediation Pre-Approvals:** Thank you to all the Homeowners who have submitted their plans for stucco remediation. To anyone considering a stucco remediation project please be advised that your plans need to be approved by the HOA. Plans and questions should be directed to Jeff Laughlin at jblaughlin@verizon.net. Please contact Jeff before you undertake any exterior changes or improvements.
- 6) **Overnight Street Parking:** Overnight (and longer) parking on the streets is our most common deed restriction violation and complaint. We thank you in advance for your cooperation. This restriction is set forth in Article V paragraph 9 and states:

All motor vehicles owned and operated by residents of Westridge must be parked over-night in their driveway. No such vehicle may be parked elsewhere on any Lot, or on the streets, except for temporary parking. For purposes of this paragraph, "temporary parking shall mean the parking of such motor vehicles on an intermittent and nonrecurring basis during the period between dawn and the following midnight."

- 7) **Harmony at Hockessin Senior Living Facility:** Please be aware that a facility is being developed at the corner of Lancaster Pike and McGovern Road. The HOA has placed information on both our website <http://www.neighborhoodlink.com/Westridge-Hockessin> and our Facebook page "Westridge Hockessin." I highly recommend you review these materials. Members of the HOA have met with the developer and government officials several times to insure storm water was specifically reviewed. The county engineer(s) did insist on some amendments to the original stormwater management plan by the developer. We will continue to post information as we learn more about this project.

8) Other Projects:

- The Drainage Committee continues to work on strategies to help Westridge's storm water drainage plan function optimally. Both Jeff Rizak (Thorndale) and Moe Pirestani (South Pond) are engineers and we are thankful for their interest and support regarding this very important issue. Drainage questions should be directed to them with a copy to Joe Facciolo (VP) as Chair.
- New Castle County cleared parts of Mill Creek off of Thorndale Drive twice during the summer of 2021.
- Last year the ARC issued 9 approvals for 10 projects involving, stucco remediation, fencing, deck/patio/porches and window replacement. Many thanks to Jeff Laughlin and his Committee in providing this service and guidance.
- Half of Thorndale Drive was repaved this year. This represented the second half and included some upgrades to grading to help water drainage toward the woods and creek. Many thanks to Bruce Friedman for his efforts in working with DelDOT to get their support of Westridge with regard to paving.
- The easement on Old Wilmington Road was improved this past year with the removal of old dead junipers etc. and the planting of various grasses, ferns, bushes. A special thanks to Mariana Reyes for all her efforts on this project.
- Improving our communications and community feel. Join our new Facebook page. Search for "Westridge Hockessin" and ask to join the Group. Thank you to Justin Newman for setting this up. Please post, add comments and engage with your neighbors!
- Chris Pataki has agreed to work on our website: <http://www.neighborhoodlink.com/Westridge-Hockessin> and monitor the new email. Please remember you can find the Deed Restrictions (2 documents) at the website. Thanks to Chris for all the communication support.

9) Miscellaneous Items:

- Boats, Trailers, RVs: Please be aware that Westridge has a very specific deed restriction regarding the parking of such items. Please see Article V (9) of the Deed restrictions. We do permit some short-term driveway parking of such items to allow owners to maintain and clean their vehicles.
- Dog Barking: Dogs are great in many ways, one exception is when they are left outside for long periods of time and bark almost constantly. Please consider your neighbors when you decide to leave your dogs unattended for hours. Many of our neighbors are home during the day and the continuous sound of dog(s) barking is an unwanted disturbance. Please be considerate of others.
- Snow stakes: Please be reminded to use snow stakes but only during the winter months to mark your property in order to minimize damage from snow plows, and especially to mark your driveway entrance. If your driveway gets plowed in, please contact Donna Ruggio at bergensix@yahoo.com and she will have the contractor clear it for you.
- Shutters: It has been noted that more than a few homes are missing some of their shutters. Please make an effort to replace fallen shutters to maintain the high-end appearance of our neighborhood.
- Trash cans: Please store trash cans out of sight from the street view on non-collection days. Please do not place trash cans in the street any earlier than the evening before your collection day.

Thank you!

Sincerely,

Karen Kondrad
President, Westridge Maintenance Corporation

KEEPING WESTRIDGE A WONDERFUL NEIGHBORHOOD