



Wabash Gardens
Condominium Association



SUMMER 2024 NEWSLETTER

We hope this newsletter finds you doing well and ready for summer! Here is a recap of the annual meeting which was held on June 18.

The community is looking fresh and updated with 6 buildings new vinyl siding completed. The last building will be completed this year. The vinyl siding has drastically reduce maintenance expenses.

2023 projects completed: HOA provides for dryer vent cleaning every three years. In 2023 this was completed. Homeowners are encouraged to pull out their dryer and refrigerator and sweep and clean behind these heat producing appliances at least once a year. Several pear trees were removed and a couple of ash trees that had suffered storm damages. The areas where the trees were removed will be graded, topsoil applies and grass seed in the fall.

Chipmunks continue to invade many courtyard spaces. Spraying peppermint oil may help deter chipmunks. Gutters will be cleaned this summer. Crawlspace are inspected in the spring and fall. Vents in the crawlspace are opened and closed respectively. Roof vent boots were replaced this spring. The roofs are approaching 10 years old. The lawn contractor has been asked to provide monthly maintenance to the rain gardens to try and make them more pleasing. The rain gardens are filled with native plants and some may look like weeds. The rain gardens serve a purpose; they help slowly disperse water from the crawlspace sump pumps.

The reserve account continues to grow. Currently, the HOA transfers \$1000 per month from the operating account to the reserve account. The monthly assessment has remained at \$250 for many years. This assessment is a good value for the services received especially when compared to other HOA assessments in the area.

We express a sincere appreciation to Beth Tucker for her service to the Wabash Gardens community. Beth has served as a board member for over a decade. Beth has help guide the HOA through the 3 year crawlspace project, roof insurance claim in 2014 and most recently the 7 year siding project. At the 2024 annual meeting she retired and we welcome John Rudolph to the board. John has been a resident of Wabash Gardens for 30+ years.

The Association is responsible for the exterior of the building (not including windows, doors, garage doors, & concrete slab in courtyard) and common area of the Association. If you wish to make any changes to the exterior of your unit you need prior board approval. For example, if you wish to remove or add shrubs, add a generator, install a satellite, or change the footprint of your condo or landscaping in any way you need to submit the request to the Board for approval.

Visit www.harthoamgmt.com, select "our clients" tab, then scroll down to "Wabash Gardens" to view the governing documents, maps, newsletter and other important HOA information.

You can reach Hart Consulting Inc 24-7 by phone, text or email.