



THE ENCLOSED DOCUMENTS CONTAIN IMPORTANT INFORMATION

PLEASE BE SURE TO READ THOROUGHLY

April 4, 2022

To: Westview Homeowner

My name is Nikki Puszak, President of the Westview Homeowner's Association Board of Directors. On January 26, 2022, there were 7 new board members elected including myself. Current board members are:

Nikki Puszak-President	Laurie English-Trustee (veteran trustee)
Laura Ponikvar-Vice President	AJ Chapin-Trustee
Meghan Buchek-Treasurer	Michele Kirby-Trustee
Jen Caldwell-Secretary	Samantha Whidden-Trustee

The Board of Directors is a team of homeowners who volunteer to the community for a term of 3 years.

The board is dedicated to the best possible financial management, providing growth of houses' investment value in the HOA, and providing various social and recreational opportunities to our members.

One of the many advantages of living in a community association is sharing with other members the certain maintenance, repairs, and amenities that are often too expensive for a single-family homeowner. All members are legally bound to share those costs.

In order to properly provide for our Association's expenses and required reserves as detailed in the association's annual budget, your Board of Directors has determined that it will be necessary to add a special assessment. Pursuant to the provisions of the associations governing documents, the Board of Directors has adopted a resolution increasing the assessment that each is member is responsible for as follows:

Current Annual Dues: \$310 or \$155 (for homeowners over the age of 62 with documentation)

Special 2022 Assessment Amount: \$75 (for all members)

The special assessment will enable the association to complete Phase II of the playground remodel. Not only is it a much-needed upgrade, it is also sure to be appreciated by the many children in our development. Furthermore, it will entice new homeowners and bring value to our homes and community.

If you would like more information on the Playground remodel, please feel free to visit our website whoaconnect.org., attend our meeting on April 20th @ 7pm @ the library, or attend our opening event on May 22nd.

We're in This Together

To properly maintain the common area, it's imperative that all assessments, whether regular or special, be paid in full and on time. Delinquencies throw the association's entire budget off course and negatively affect all members' property values and lifestyles.

New ONLINE Payment Option

For convenience we have added an online payment option! Please see links below:

If you are paying your dues and assessment for 2022, please use the following link:

my.cheddarup.com/c/2022-dues-22759

If you are paying PAST DUES, please use the following link:

my.cheddarup.com/c/let-s-get-caught-up

PLEASE NOTE: Processing fees will apply.

Payments may also be made by check. Please make checks payable to:

Westview Homeowners Association
PO Box 38212
Olmsted Falls, OH 44138

COLLECTION POLICY

Beginning April 30, 2022, we will be implementing the following collection policy:

Invoices are due 60 days from the date of the invoice.

After 60 days, you will incur a \$30 late fee and receive a statement.

After 90 days, you will receive a warning of a lien to be placed on your home.

If no communication or payment has been made at 120 days, a lien will be placed on your home.

Enclosed in this mailing is a copy of the 2022 Budget along with your 2022 Invoice due on June 3, 2022.

If you should have any questions or concerns, please email us at whoaconnect@gmail.com or attend the budget meeting on April 20th @ 7pm at the Olmsted Falls Library – 8100 Mapleway Dr.

We are organizing opening and closing events for this pool season that will have activities for the kids, food trucks, and more! We look forward to meeting everyone in person.

Sincerely,

Nikki Puszak
President
Westview Homeowners Association