



Dear Westview Home Owners Association residents,

Summer 2025 recreation season is around the corner and the WHOA Board of Trustees is looking forward to continuing to serve our Westview community and seeing our neighbors enjoy our amenities. We want to update our community on the work of our Trustees and governance and community developments. Please review the important information in this letter and as always, direct your questions to the Board at WHOAconnect@gmail.com.

2025 WHOA Annual Dues

WHOA dues for 2025 remain at \$350 per property and \$175 per property for seniors verified age 62 or older. The due date for 2025 dues payment is **August 1, 2025**.

Dues can be paid via check at the pool driveway mailbox, via check through USPS mail at PO Box 38212, Olmsted Falls, OH 44138, or via Cheddar Up link at the QR code below or on whoaconnect.org. We appreciate timely payment of dues to ensure funding of our pool operations and maintenance of recreation areas, as well as to avoid collections actions. If you have newly become eligible for senior dues upon age 62, please forward a copy of your ID with birthdate visible for confirmation so that we may update our records.



Please also be aware of the WHOA Collections Policy recently posted to the WHOA website. This policy was adopted by the Board of Trustees in 2017 and remains in effect. The collections policy allows the assessment of late fees and interest as well as referral to WHOA legal counsel after 60 days for a collections letter. After 90 days of delinquency, a collections lawsuit may be filed. After 120 days of delinquency, a lien may be placed on the property.

If you are delinquent on your prior annual dues, please contact the Board of Trustees via email ASAP to make payment arrangements to avoid collections enforcement action.

Board of Trustees Governance News

On November 3, 2024 and November 16, 2024, the Board of Trustees held the annual meetings and re-elected Trustees A.J. Chapin, Samantha, Whidden, and Jennifer Caldwell. New Trustees Laura Ponikvar, Katie Unkles, and Kristyn Haschka were also elected.

The Board of Trustees approved the 2025 WHOA operating budget, enclosed, by unanimous vote on March 13, 2025. Annual budgets are carefully formulated in review of the prior year budget projections, actual expenditures, and known and projected current year operating, maintenance, and improvement costs. Many thanks go to WHOA Treasurer Matt Uber for his hard work on proposing cost savings, managing vendor contracts, and spearheading this important work.

WHOA Pool News

The Board of Trustees is excited to announce the completion of a major improvement to our community pool during the offseason. Due to the age and construction type of the pool, it was necessary to complete resurfacing to ensure safety, functionality, and long term durability. This significant project will improve useability and aesthetics and ensure our pool remains a high quality asset in our community for years to come.

In 2024, the pool heater and pool pump were also replaced as necessary elements to keep our pool functional. The pool and recreation areas also had cameras added for safety and security concerns.

Upcoming improvements for the 2025 opening include replacement of our aging automatic pool cleaner for nightly cleaning as well as installation of new and improved ADA pool steps for safe, easy entrance for all residents.

POOL TAGS: In 2024, WHOA implemented an electronic card entry system to the pool grounds to ensure exclusive use by our residents and streamline annual pool access delivery upon dues payment. These pool access cards will be the only access method indefinitely and cards will be individually activated annually as dues payments are made. As advised by WHOA in the DATE and DATE letters, residents are responsible for keeping and maintaining their pool access cards. Lost or stolen pool cards will be replaced for \$20/card.

If you are new to Westview and your home did not come with pool access cards, please contact WHOA. If your cards are lost or stolen, please notify WHOA. We are also aware of some cards that have malfunctioned or failed, please notify WHOA if you have not yet done so. Each property may receive a total of 2 pool access cards and any lost, stolen, or

malfunctioning cards will be deactivated. Please contact WHOA at WHOAconnect@gmail.com to resolve any pool access issues.

The WHOA Board of Trustees has again retained 2024 pool manager, Chelsea Simpson, to oversee daily operations at our pool. Chelsea is an Olmsted Falls kindergarten teacher as well as the Olmsted Falls Swim Team Coach at our high school. She will also be assisting with the Westview Sharks Swim Team again. We hope you will say hello and direct any daily pool questions or issues to her as she serves our community again this summer.

Westview Sharks Swim Team

The WHOA Board of Trustees is excited to again partner with the Westview Sharks to continue to offer summer competitive swimming in our neighborhood. President Bill Bourg will head the team again. You can access swim team info at westviewsharks.wixsite.com and contact the team directly at westviewhoaswimteam@gmail.com with questions. We hope everyone will take the opportunity to come out to a home meet this year to cheer on our Sharks!

The Board of Trustees are proud to serve our wonderful community. We are thankful for our WHOA recreation amenities but more importantly thankful for our greatest asset, our neighbors and the community among us. We encourage everyone to forge relationships with your neighbors and support and encourage each other. We value our residents' presence in our neighborhood and as always, invite feedback and ideas on ways we can improve our amenities and sense of community. Please do not hesitate to reach out to us with questions, concerns, or ideas via email.

Thank you for the privilege to serve WHOA and your contributions to Westview.

Sincerely,

Westview Home Owners Association Board of Trustees

Melinda Anderson – President

Matthew Uber – Treasurer

Tamara Gurchik – Secretary

A.J. Chapin – Trustee

Laura Ponikvar - Trustee

Jennifer Caldwell – Trustee

Katie Unkles - Trustee

Samantha Whidden – Trustee

Kristyn Haschka – Trustee

Westview Homeowners Association

2025 Budget Overview

Ordinary Income		2024 BUDGET	2025 BUDGET
	Membership Dues 100%	\$ 125,125.00	\$ 123,725
	90% minimum goal	\$ 112,612.50	\$ 111,352.50
	93% to goal realized	<u>\$ 115,510.00</u>	-
Expenses		2024 REALIZED	2025 BUDGET
Pool	Pool Mgmt Contract	\$ 17,500.00	\$ 24,588.25
	License and Permits	\$ 975.00	\$ 975.00
	Maintenance and Supplies	\$ 3,000.00	\$ 3,000.00
Payroll	Payroll & Svc Fee	\$ 43,336.82	\$ 45,000.00
	Workmans Comp	\$ 770.00	\$ 1,000.00
Admin	Insurance	\$ 5,947.00	\$ 6,000.00
	Legal	\$ 2,026.00	\$ 2,500.00
Grounds	Lawn Care + Snow	\$ 3,610.00	\$ 4,200.00
Utilities	Electric	\$ 4,643.13	\$ 4,800.00
	Gas	\$ 2,464.10	\$ 2,600.00
	Water	credit	\$ 1,000.00
	Sewer	credit	\$ 2,000.00
	Trash Pickup	\$ 744.00	\$ 750.00
	Telephone & Internet	\$ 967.00	\$ 1,200.00
	ADT	new	\$ 1,300.00
Misc.	New Heater (one time)	\$14,200.00	-
	New Gate Card Reader (one time)	\$ 4,000.00	-
	Pool Resurfacing (one time)	\$ 42,000.00	-
TBD	ADA steps – 2025 goal	-	\$ 8,000.00
TOTAL EXPENSE		\$149,183.05	\$108,913.25