

WFCA Board Meeting December 9, 2025

In Attendance: Sandy Martin (SM), Rob Aney (RA), Janis Stevenson (JS); Peggy Weiss (PW), Moss Creek; Sandy Bate (SB), Moss Creek; Elizabeth Enswenger (ES), Moss Creek; Jane Perry (JP), Moss Creek Village; Andy Durkin (AD), Moss Creek Village; Anna Easton (AE), Moss Creek Village; Kate Steger (KS), Bayberry.
Management: Michael Dalton (MD), Sharon Dalton (SD).

Call to Order: The Zoom meeting was called to order by President SM at 534p.

New Business

Status Reports from Bayberry, Moss Creek and Moss Creek Village:

1. JP President of Moss Creek Village reported:
 - The Board has 3 members.
 - Bylaws and CCRs were updated.
 - There have been no issues with homeless recently.
 - The Arboretum in the HOA needs dying trees and shrubs removed; the Board hopes to organize a volunteer committee to make recommendations.
 - A portion of sidewalk along Hickory Stick Dr is no longer level and needs to be removed and replaced. A handrail will then be placed along the walk next to the ditch.
 - The Board is working to get potholes repaired that have been identified on the HOA's private streets.
 - Driveways in Moss Creek Village are being assessed for repair and replacement sometime in the future.
 - The Board hopes to have the mailboxes painted in 2026 but no timeframe as yet.
2. PW President of Moss Creek reported:
 - The Board has 5 members.
 - The Board has encouraged involvement with a community picnic and coffee hours.
 - It has also established landscaping and budget committees.
 - She emphasized that the small groups have been very helpful.
 - HOA dues have been increased by 15%.
 - Moss Creek is very concerned about the cost of road maintenance.
 - PW stated that the original CCR for the WFCA states that it is WFCA's responsibility to repair stone fences and stone walls that were built as boundaries around the community.
3. KS President of Bayberry reported:
 - There are only 2 members on the Board. A major priority for the Board is to get additional board members and increase community involvement.
 - Main activity of the Board is maintaining the buildings, studs out. Another big responsibility is landscaping "mow and "blow". They now have a good vendor Diamond from Bedford to provide this service.

- Street sealcoating will be done this year. She stated that this is logistically difficult because there is only one entrance into Bayberry.
- The HOA borders Henderson and has 2 conservancy areas to manage storm water.
- HOA property sustained tree damage from the storm in 2024. There has also been native tree damage along Henderson from invasive Asian honeysuckle. The Board is working with the City to develop a plan for the property along Henderson and the north border that is in compliance with City requirements.
- The Board has been educating residents about the pear trees that were planted by the developers. She states that these are considered invasive species by the City and need to be removed.
- The goal of the Board is to maintain property values. Homeowner fees were raised 11% in 2024. This year fees will be raised by 3 1/2%.

Concerns and Discussion Items:

- PW requested clarification about who is responsible for maintenance of stone walls and fences in WFCA.
- MD showed a map of WFCA that delineates areas in the community that are the responsibility of WFCA. The map shows the stacked stone wall at the entrance at Winslow Rd. as the responsibility of WFCA. All other walls and fences belong to HOAs or homeowners.
- JP commented that ownership of stone stacked walls and fences has been disputed for almost 30 years.
- Since the map is undated, SM said that the WFCA Board will check to see when the map was filed with the City. She also suggested a walk-through with interested HOA Board members to identify areas of concern.
- KS reported that the wooden Winslow Farm sign at the Henderson/Wylie Farm entrance needs repair work.
- SM commented that the WFCA Board also needs to address the lack of “no trespassing” signs along Sweetbriar Woods. Law enforcement requires signage.
- SB offered to provide help to Bayberry HOA Board to set up coffee hours in the community to promote involvement. She has documentation that she can share.
- KS shared information about the Ad Hoc Committee that has been established with Lee Danielson and Kerry Winderman to address encampments. They have received 110 survey responses from WFCA residents. The survey is open until December 15. She emphasized that the committee will need additional help from the community in a general meeting and possibly small groups. She hopes that the Committee will have a report ready by March.
- SM reported that 2 months ago she attempted to contact Jeremiah at PAF regarding the ponds. She has not had a response. She said that at this point nothing on the ponds (additional riprap and addressing bubbles) can be done until spring.
- JP asked about an aeration system in the ponds. SM explained that 2 feet of water needs to be in the ponds for the system to work. The WFCA Board decided to monitor water level this next summer. The aeration equipment also needs to be removed before freezing weather at significant expense.

The plan is to be aggressive in 2026 in managing algae in the ponds and weeds along the banks and reevaluate next fall.

- PW remarked that Moss Creek landscapers have been instructed to never blow or throw grass or other debris into the ponds. JP will provide same instructions to Nature's Way.
- MD said Pegasus would provide contact information of the members of the 3 HOA Boards to facilitate communication. SM remarked that it was really nice to have a positive working relationship between the HOA Boards.

Old Business of the WFCA Board:

- SM called the WFCA Board meeting into session at 636p.
- MD provided a copy of the Association checkbook ledger for October and November. He reported that there has been no attorney update regarding Laurelwood property or other accounts in arrears.
- He said that Zelle is again an option this year to make to annual dues payments. There have already been 12 payments with this method.
- Immediately before tonight's meeting, Pegasus received a request from P. French at 407 E Laurelwood Ct. to put in a black chainlink fence to enclose the back of her property. The fence will connect to neighbors' fences. Fence will be put in by either Value Fence or Affordable Fencing. SM suggested that the owner get in writing that neighbors have agreed. JS motioned to approve the fencing. RA seconded. There was no discussion and the motion passed unanimously.
- There were no updates on landscaping other than Aquatic Control did not spray banks of ponds this fall because of weather change.

New Business of the WFCA Board:

- SM suggested that the Board attempt to negotiate with Aquatic Control to lower the price for pond and bank maintenance. Ecosystems charged \$9050 in 2025 to treat the algae in the ponds with an enzyme; \$10,000 had been budgeted. A comparison will need to be made between Aquatic Control and Ecosystems for 2026 at the next Board meeting.
- JS reported that the saplings along ponds 1 and 2 have not been removed. SD said she would contact Nature's Link for removal. JS also reported that the "grandfather tree" has extensive rot on the east side of the tree. SD said she would contact Soaring Eagle.
- The Board decided to meet again in January and RA moved to adjourn the meeting. SM seconded the motion. There was no discussion and the meeting was adjourned at 656p.

Janis Stevenson, Secretary

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