



Willow Wood Village Homeowners Association, Inc.

2024-2025 Board Achievements Annual Update

November 13, 2025

Keeping costs flat. Increasing community value. Strengthening governance.

What Your Board Delivered This Year

We focused on **three big goals**:

- ✓ Protecting property values
- ✓ Improving the community experience
- ✓ Keeping costs down

Here's **what got done**:

Financial Strength

- **No HOA fee increase for 2026** - while growing reserves responsibly
- **Delinquencies significantly reduced** via responsible enforcement
- **Reserves strengthened** for the future
- **Transparent monthly financials and budgeting** shared with homeowners

Better Looking Community - Curb Appeal & Community Value

- **New Willow Wood Village entrance signs installed at both Patricia Ave and Chelsea Ct entrances** - improved property identity
- **New Somerset signs** installed at the entrance to Somerset N & S
- **Continuous** tree trimming, hazard removals & grounds enhancements
- **New blue umbrellas** at the pool area replacing old shade sails
- **ARC standards enforced** to protect visual integrity and property values

Infrastructure & Asset Protection

- **Cabana improvements and repairs completed** – flooring replaced with new epoxy coating, cabana interior and bathrooms painted fresh new color
- **Drainage and erosion protection project carried out** - proactive avoidance of major future expense
- **Irrigation system fully operational with repairs and tree removals** addressing safety & infrastructure risk
- Sinkhole accountability secured as **City-funded** (major cost avoidance for the HOA)

Governance Improvements

- **Improved oversight & enforcement of leasing cap and leasing restrictions**
- **Renewed 5 year Spectrum contact** with lower monthly cost and \$26,500 door fee payable to HOA
- **Successful first-year rollout of electronic voting and digital meeting materials - 40% of homeowners** opted in to electronic communications - enabling faster access and reduced mailing costs
- **Paper packages were provided** only to those who have not yet consented to digital delivery – strong foundation set to continue increasing digital participation community-wide
- **Succeeded in having Google Maps correct the long-standing spelling error** from the incorrect “Willow Wood Ln” to the correct “Willowood Ln” on their maps which had been causing delivery drivers, contractors, etc. to be directed to a community 30 minutes away...
- **New online forms** improving transparency and owner experience
- **Fining Committee activation** - improving rule enforcement consistency
- **Hardship Policy** adopted - balancing fairness & governance integrity
- **Volunteer integrity protected** through board statutory training compliance

Community Engagement – More Enjoyable Living

- **Social events and volunteer clean-up days** strengthened **community culture**
- Volunteer clean-up days including cleaning of entire pool fence and painting of cabana interior
- **Improved board-owner communications:** regular updates to the community, website resources, homeowner portal to check account history

Bottom Line

Stronger value. Better community. Zero fee increase.

Contact the HOA

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Respectfully submitted,

2024-2025 Willow Wood Village HOA Board: Roy Santangelo, Katherine d’Entremont, Lois Marotta, Tina Reynoso, Marc D’Elia, Wendy Brinkley, Jim Scott.