

WAKE ROBIN ESTATES III

Newsletter

HOA Management

Wake Robin III is proudly managed by Hart Consulting Inc.

We are available 24/7 to address any questions, comments, or concerns.

Call & Text: 765-404-4765

cheryl@harthoamgmt.com

Website: www.harthoamgmt.com

To view governing documents, newsletters, forms, and other important information, click on "our clients", and then "Wakerobin Estates III".

Boats/RVs

Recreational vehicles are prohibited in the HOA, however the board will allow them up to 48 hours while loading and unloading. Be sure to inform us ahead of time so we are aware.

2025 Board

Steven Murray

Krista Strimel

Mark Legault

Roy Watson

Gene Winder

2025 Annual Meeting Highlights

The annual meeting for the HOA was held on March 13th. The financials were reviewed and the proposed 2025 budget was approved. The assessment for 2025 increased \$20 to \$275.00. The increase is to cover expected increased in trash & recycle in 2026. Trash & Recycle are expected to go up \$4 per lot per month so another increase in 2026 may be required. In general discussion members brought up potential proposed amendments to the governing documents of the HOA. These topics covered the following: setting a rental restriction which limits the number of units allowed to be a rental at any given time, reducing quorum, allowing metal roofing, applying late fees. A couple of members volunteered to knock on doors in the HOA and ask for feedback about potential proposed amendment to determine if it would be worth pursuing. You may also email Hart Consulting anytime with questions or concerns.

Neighborly reminders:

- Please take down holiday lights in a timely manner.
- Remember to come to a complete **stop at the stop sign** in the neighborhood and drive slowly. There are children and pets in the neighborhood.
- **Exterior changes** such as a fence or shed require prior approval. Be sure to submit a project request prior to making such changes to the exterior.
- **Sidewalks** are the responsibility of the individual homeowners. If your sidewalk is unlevel, we recommend contacting **A-1 Leveling**. They charge \$75/100 per section to lift and level trip hazards. Contact them at: 765-230-1737.
- Remember to treat others as you would like to be treated. Keep noise levels low, pick up after pets, respect lot lines, check in on one another, offer assistance if able and be kind.
- Power washing algae off of siding, pruning shrubs and trees, spraying for weeds and grass in driveway cracks, cleaning gutters, painting wood trim, repairing torn window screens and mowing grass regularly assist with protecting the value of your investment in your home and the overall desirability of the neighborhood.