

WAKEROBIN II

Homeowners Association

HOA Management

Wakerobin II is proudly managed by Hart Consulting, Inc.

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Hart Consulting, management agent for the HOA, website:

www.harthoamgmt.com

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

2024 Board:

Doug Browning

Sarah Gotlund

Greg Frantz

Tom Carnahan

Jayson Schepers

John O'Connell

Carol Weaver

2024 Annual Meeting Highlights

The annual meeting for the HOA was held on March 21 at the Tippecanoe County Public Library in West Lafayette.

The financials were reviewed and the proposed 2024 budget was approved. The annual assessment will remain \$175 per lot.

Projects & Events: There will be a community garage sale this year on June 1. Look for information on Facebook and community websites. The board will be exploring monument/sign options for the entrance on Cumberland.

Election of Board Officers: There were two vacant seats on the board. A call for nominations from the floor was made. Carol Weaver & John O'Connell were elected to the board. Thank you board members for volunteering to serve your community!

General Discussion: An arborist will look at the trees around the pond for potential disease. Overall pond maintenance will be reviewed for future planning purposes.

Pond Reminders:

There should be no fishing, swimming, skating, throwing rocks, kayaking, wading, entering water, etc. at the pond. Please be mindful of this for safety purposes. Also, please make your children aware.

Lot & Home Maintenance

Did you know you can lift and level uneven concrete sections of sidewalks and driveways. Contact A-1 Leveling at 765-230-1737 for a free estimate. Lifting & leveling is an affordable option to reduce trip hazards. 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. Thank you for keeping up on these routine maintenance matters.

Other reminders!

The County owns the roads. Potholes should be reported to the County Highway Department. Snow removal is the responsibility of the County as well.

Report speeding to the Sheriff Department.

There are currently no restrictions on rentals in the HOA. Rentals are expected to follow all of the governing documents.

Basketball goals are not allowed to be on the street curbs per the HOA governing documents and the County Highway Department.

Recreational vehicles (Boat's and RV's) are to be enclosed by a garage and not exposed to view. Exceptions for loading and unloading are permitted.

Exterior changes such as a fence or shed require prior approval. Be sure to submit your project request prior to making such changes to the exterior.

As always, if you have any questions/comments/concerns/etc. feel free to contact Hart Consulting Inc. any time! We are available 24/7 via text/phone/email. We ask for 24-28 hours to allow us to respond in non-emergency situations.

Thank you for being good neighbors and making Wakerobin II a great place to live!