



MESSAGE FROM THE BOARD

Welcome to our first Quaterly Newsletter!

A Newsletter will help the Board communicate and update homeowners on what's going on in the Community. We will communicate things that have been done, what's new, what's upcoming, etc.

Street parking is strictly prohibited per our covenants Article 6.15 and 6.16, and carry a \$50.00 fine per occurrence. Temporary parking (of four (4) hours or less) is allowed if not a nuisance to neighbors or impediment to traffic flow. Homeowners are responsible for guests parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.

The covenant defines a commercial vehicle – 10,000lbs or greater, and/or seating capacity more than 8. Commercial vehicles under 10,000lbs are allowed in the driveway, NOT parked on the street.

No boat, trailer, camper, recreational, or any other type of vehicles may be parked or stored in open view on residential property for longer than 24 hours.

ACC modification/improvement requests - A Form must be submitted/uploaded to the Heritage Portal for all exterior-building alterations. Building alterations include, but are not limited to, painting, storm doors and windows, construction of driveways, garages, carports, porches, new roof installations and room additions. The original architectural character or theme of any home must be consistent for all exterior components of the home. Updates to homes must be exactly as approved. Variation from the original request requires a new form to be uploaded/submitted to the Heritage Portal.

WHAT HAVE WE DONE

Our website has been updated with current information and documents.

During our yearly meeting in May, we informed you that we have transition from a HOA to a POA. The Georgia Property Owners' Association Act (POA) is a Georgia law adopted in 1994, specifically for homeowner associations. The POA was created to define the power and authority of homeowner associations, similar to those laws governing condominium associations. The primary purpose of the POA is to strengthen HOA collection powers. For more information please go to our website, wolfcreekhomes.net under "Resident Documents."

We have created committees to better serve our community:

- **Welcome Committee** - In charge of welcoming new homeowners and providing information about our community: websites, emails, who we are, where to find all documents needed (covenants, by-laws, etc.), who manages our property, etc. A copy of this document can be found in our website.
- **Pool Committee** – Takes care of everything related to the pool: maintenance, upkeep, pool monitors, inspections, etc.
- **Social Media Committee** – Makes sure that our website and Facebook are up to date with the most current information.
- **Communication/Branding Committee** - Makes sure we are communicating all information through our social media and website; makes sure that we have the same information throughout all the platforms.
- **Community Events Committee** – Organizes and communicates upcoming events in the community.
- **Exterior Committee** – Takes care of the gardening at the entrances and updates the community signs.

If you would like to be a volunteer on any of these committees, please CONTACT US.

IMPORTANT MESSAGE

This year (2023) your POA operated under an austerity budget, postponing needed upgrades such as parking lot paving and sidewalk repairs in the amenity area. We were able to slash even more this year from 2024 budget, but some delayed projects such as drainage and mulch for the playground cannot be postponed any longer. We also had to absorb big ticket items like the 12% County increase for water, sewer and electricity, as well as the cost to maintain our swimming pool.

We very reluctantly will require another 10% increase in annual fee from \$436 to \$479 (after 20 years of no increase prior to 2022). We know that other folks' misery isn't often much comfort, but Wolf Creek annual fees are still substantially below any other communities in our area.

RECAPS / UPDATES

- End of Summer Party was a success!! Thanks to all the families that showed up!
- Movie Night: Thanks to everyone who attended.
- We have a new pool company. During pool season we had some issues with the pump but everything has been resolved.
- The tennis courts will be pressure washed.
- Vantaca has a new process called VANTACA PAY which is directly connected to your Homeowner's Portal. It's an additional electronic "Ways to Pay" for you to pay your assessments: Auto Draft option, Google Pay and Apple Pay will be available in addition to E-check and Credit/Debit Cards.

WHAT'S NEW

- Quarterly Newsletter
- Welcome Packet for New Homeowners and New Renters with important information. You can download a copy from the Wolf Creek website.
- Tennis court screen has been replaced.
- **We have new sprinklers at the Jordan Road entrance.**

UPCOMING

- Quarterly Newsletter issue 2 - Get to know your Board Members.
- We will be repairing/replacing & power washing the white vinyl fence at the entrance.
- With the help of volunteers, the playground will have new mulch and drainage repaired.
- We will be fixing/repairing the sidewalk in front of the tennis court.

****In order to send you information about events, community updates and our Quarterly Newsletter via email, please log into your Heritage account and add your email address to your profile (if you haven't done so already).***

CONTACT US

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www.wolfcreekhomes.net

<https://www.facebook.com/WolfCreekHomes>