

WELBOURNE MANOR HOA UPDATE

October, 2017

Welbourne Manor HOA Annual Meeting

The Annual Meeting for the Welbourne Manor Homeowners Association will be held on November 16, 2017 at 7:00 PM at Center Point Christian Church, 5962 Hamilton Mason Rd, Liberty Twp, OH 45011. The church is located at the corner of Hamilton Mason and West Chester-Lesourdsville. Please use the door marked "A".

ELECTIONS:

Three positions are up for election this year. Nominations are currently being accepted for President, Treasurer and Secretary. If you, or anyone you know, are interested in running for these board position, please contact Cindy Kariofiles. Email: cyn@zoomtown.com , Phone: 513-755-2777

Pool Project Update

The board wanted to give the residents of Welbourne Manor an update on the Pool Project. The ballots were mailed to all residents on Monday, September 25, 2017. The vote required 94 (two-thirds) yes votes to move forward with the construction of the new pool. Below are the results of the vote.

140	Ballots distributed
107	YES votes
5	NO votes
28	Ballots not returned

The project received 76% YES votes, so the pool project loan issue passed.

Communication Protocol with the Pool Contractor: The Pool Sub-Committee will be the contact group for all information, discussion, concerns, suggestions etc. The contractor has been advised to direct our owners to submit all questions or communications regarding the pool construction to the Pool Sub-committee, so please be respectful of the process and work through the Pool Sub-Committee with any items or issues. We thank you in advance for this assistance.

Construction Details:

- The firm we have awarded the pool project to is PSS Contractors LLC
- The construction parking will be on Somerset, where people normally park when at the pool, and the paved basketball area on the Tarragon side
- The contractor will locate a construction trailer around the paved area
- The contractor will install security fence around the entire construction zone for the safety of all residents
- Construction times will be from 7:00 AM to 6:00 PM Monday through Friday
- Saturdays may be needed, depending on weather or other delays
- The construction will begin after the permitting process is completed

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Important dates:

October 25, 2017	All loan paper work finalized and submitted to the bank for the closing
October 28, 2017	Volunteer opportunities, see below
November 16, 2017	Annual Welbourne Manor Homeowners Association Meeting held at Center Point Christian Church, 5962 Hamilton Mason Rd, Liberty Twp, OH 45011 corner of Hamilton Mason and West Chester-Lesourdsville Road at 7:00 PM. Please use the door marked "A"
November 22, 2017 (Approximate)	Loan closing

Volunteers Request

We have several volunteer opportunities that will save us money on the final project and would count as an HOA discount. Please email or call one of your board members or pool subcommittee members and let us know if you are interested.

- Remove all finials and store for re-installation
- Remove metal fence from the top of the brick wall
- Remove any landscape that is in the way of the construction
- Remove Basketball goal and reinstall (may require 2 different weekends)