

# The Welbourne Wave

## Welbourne Manor wants to connect with you!

### \*Are you on Facebook? Welbourne is!

We would love to have you "friend" us!

This is a great place for neighbors to post the goings on in Welbourne.

### \*We are also trying to update our "Yahoo Mailing List".

The easiest way to be added, is for you to send an email TO: [Welbournemanor@yahoo.com](mailto:Welbournemanor@yahoo.com).

This will automatically put you into the "Welbourne Contacts" list for email.

### \*Finally, we are in the process of putting together a way to send out neighborhood text alerts.

Watch for a Google Survey or go to this address to fill out your information:

<https://goo.gl/forms/7JDF0eNkyLANwlql1>

*These all great ways for you to be in the "know" of Welbourne news and events!  
Don't miss out!!*



Welbourne Adults  
You're invited to a  
night of  
costumes and cocktails!

Join us if you dare and  
bring a dish to share!

Saturday, October 22<sup>nd</sup>  
8:00 p.m. at The Cedik's  
7086 Walliswood Court  
EVITE to follow.....

### "Eats before Treats"

Before our lil goblins Trick or Treat,  
please join us for dinner at the  
Burbrink's  
Monday, Oct 31<sup>st</sup> at 5:00 p.m.  
7105 St. Alban's Way

BYOBeverages and please  
RSVP to [conlan@fuse.net](mailto:conlan@fuse.net)  
or call 755-8725 by 10/28.



Join us for the next few  
Sundays for some football  
watching and tailgate fun up at the pool's  
blacktop. We'll have several TVs set up as  
well as a table for snacks. See Facebook  
for details on a weekly basis.

## Shout out from the Social Committee:

Mark your calendars for the following upcoming events:

### **October 8<sup>th</sup> Beer Brewing Night**

6:00 p.m. at Rich Brown's (7051 Tarragon Ct) see Facebook for details!

### **Oct 22<sup>nd</sup> Adult Halloween Party**

8:00 p.m. at Cedik's (7086 Walliswood Ct.) EVITE to come

### **Oct 31<sup>st</sup> Pre Trick or Treat dinner**

5:00 p.m. at Burbrink's (7105 St. Alban's Way)

### **Nov 10<sup>th</sup> Annual HOA Mtg**

7:00 p.m. at Suer's (7104 Walliswood Ct)

### **Nov 13<sup>th</sup> New Neighbor Brunch**

11:00 a.m. at Cobble's (5719 Somerset Dr) invitation to come

### **Nov 19<sup>th</sup> First Annual Welbourne "Friends" giving**

Location TBD

### **TBD- Cookies and Cocoa with Santa**

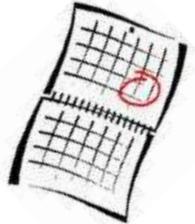
More information to follow!

We're always looking for folks willing to coordinate social events. Please contact **Liz Fiehrer** if you're available to help out!

**513-779-7990**

**lizhorne@yahoo.com**

Mark  
your  
calendar



## ANNUAL HOMEOWNER'S ASSOCIATION MEETING

The next Annual Homeowner's Association meeting will be held on

**Wednesday, November 10 at**

**7:00 p.m. at the Suer's**

**7104 Walliswood Court.**

Please mark your calendars and join us!

## *Attention NEW Residents!*

Did you move to Welbourne in 2016? Welbourne Manor would like to invite you to a casual brunch as a warm welcome to the neighborhood! The Cobbles (5719 Somerset Dr.) are graciously hosting our Autumn Brunch on

**November 13<sup>th</sup> from  
11:00 a.m. - 1:00pm.**

Be on the lookout for your invitation!





# Welbourne Manor Pool Update!

First of all, we want to thank everyone for sharing your thoughts and opinions about the pool project. It is good to see that people are enthusiastic and care about the neighborhood.

Following the neighborhood survey and the November 2015 HOA Meeting, the Board has decided to move forward with the project to remodel the pool area. Since that time, the Pool Committee has evaluated 9 firms for the project and narrowed it down to three. It is our intention to begin the project following next year's pool season, September 2017, and have it ready for the 2018 pool season.

We are very encouraged that the cost estimates we are receiving today are consistent with the first estimate that was discussed during the November HOA meeting – approximately \$350,000. Although we don't have a final budget, we estimate the expense to be approximately \$2,500 per household. Collection of that estimated amount will begin in January 2017 and be broken down between four payments, with the final payment due July 2018.

As details become available regarding the project we will share them with you. Thanks for your cooperation as we work together to maintain the Welbourne Manor community standards. We look forward to delivering a safe, inviting, and low-maintenance pool area that you will be proud of as a Welbourne Manor homeowner.

## **Frequently Asked Questions:**

### ***Why don't we already have the money to pay for the pool in our savings?***

The HOA started a 'pool fund' a number of years ago. The insufficient increase in HOA dues to fund the project, combined with the repetitive need to tap into the fund for recurring pool maintenance, has resulted in a shortcoming of about 90% of the true budget to remodel the pool.

### ***Can't we just fix what we have?***

The Board evaluated all options when considering this project. The cost to address structural leaking, the concrete deck cracking and heaving, recurring plumbing issues, baby-pool circulation problems, and equipment that is now 25 years old, led the Board to conclude that now is the time to move forward and remodel the pool area.

### ***What will the new pool area look like?***

We do not have final drawings, but we are using the feedback from the neighborhood survey to drive the design. Details will be shared as they become available.

### ***Are there any legal concerns with proposed process of replacing the pool?***

The board had an external real estate law firm do a full assessment of our current by laws and provide guidance on how to proceed. We are following that guidance step by step to ensure the safety of the entire HOA.

Respectfully,  
HOA Board

## A Message from the Board:



### ***Making a modification to your house or landscaping? The HOA is here to help!***

The Welbourne community has certain design restrictions to maintain the continuity of characteristics that make our neighborhood so attractive.

### **How do I let someone know I'm making a modification to my house or landscaping?**

Please submit a modification request (form and directions on the Welbourne website) for any changes to your house or landscaping. (E.g. Building a new deck, painting your door and shutters, adding a fence, major landscaping work, etc).

### **Who is responsible for lamp post/mailboxes?**

One attractive characteristic of Welbourne is our lampposts and mailboxes. Each homeowner is responsible for their own mailbox and lamp post. A standard mailbox is used throughout the community for continuity. Owners are required to maintain their mailboxes and lamp post, i.e. post, door, brackets, numbers and lighting. Mailboxes and lamp post should be kept straight and level for aesthetic reasons and numbers visible in the event an emergency vehicle needs to locate a residence quickly.



**Please leave your light on overnight as they serve as our community street lights.**

*By maintaining the continuity of our community design, we add value to our homes and our neighborhood!*



## 2016 Board Members

<b>President</b>	Russell DeJarnatt	7158 St. Albans Way	513-779-6752	<a href="mailto:russell.dejarnatt@gmail.com">russell.dejarnatt@gmail.com</a>
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