



Annual Meeting June 24, 2017 Update

This newsletter provides communication on Agenda items and decisions made for WPHA at the Annual Meeting held on June 24, 2017 at WPHA Commons.

We're excited that Cistern #2 has been completed. The cistern is now paid for with grants and dues from the HOA. We are still a Firewise community for the sixth consecutive year. Our prime objective is to create a community that is Firesafe. Fire Mitigation activities include Cisterns, Slash containment and removal of dead trees. We have been recognized by the local Fire Chief as being one of the premier Firewise Communities in our area.

Finances of the WPHA presented by Lynette Teichman

1. Paid loans for Cistern #2 \$42,000
2. Account has \$24,000 remaining of which \$18,000 is in a separate account to pay for construction of Trash and Recycling Bins.

Membership: Mike Braddy shared that we currently have 206 members of the HOA. We have placed 911 signs on 300 properties to date.

Accomplishments:

Water Rights: We have conditional water rights on Bielenberg Pond until 2023 but our goal is to get permanent water rights.

Trash Enclosure: The goal is for completion of the structure by October 2017.

Completed and paid off #2 Cistern

Key Issues & Updates

By-Laws - Amendments were voted on and passed unanimously (*can be viewed on WinterparkHighlands.org website*)

Firewise Community - Bill Tetlow talked about the impact on Insurance rates due to the Fire Mitigation efforts and the addition of the Cisterns.

Winter Park Highlands Covenants - Cress Carter, chair of the Architectural Committee, explained that the Winter Park Highlands Master Declaration of Protective Covenants applies to all lots in the Highlands, that the Covenants are not voluntary, and that the Board supports the Architectural Committee in enforcing the Covenants. The members were very supportive of the Covenants being enforced.

Winter Park Highlands



Member Values - Cress Carter read to the membership the values the Board came up with and there was discussion, everyone was very supportive and agreed that a shared set of values is important to be part of the marketing materials from Winter Park Highlands. There were several recommendations which will be incorporated into those presented.

Short Term Rentals: Cress briefly talked Short Term Rentals reiterating that we are following County guidelines. There was discussion about being proactive as members of WPH in welcoming guests and renters.

Board Members update - Bill Tetlow is going off the Board as his term expired.

Board Members: Scott Ledin, Charlie Bouchard
Cress Carter, Sherry Pelton, Heidi McNinch, Fred Chapin, Karen Bishop
Susan Oderwald, Lynette Teichman, Bob Colosimo

New Business

2017 - 2018 Goals

Signage at Commons -

Continued search for grants

Ongoing fire mitigation

Funding for future cisterns

Continued Communication to the Membership with emphasis on values



Please visit our Winterparkhighlands.org site for additional information