

West Hampton Woods Homeowners 2022 Assessment invoicing is enclosed.

2022 Assessment Invoicing for West Hampton Woods Homeowners Association is dated January 1, 2022 and is due on January 31, 2022. Association assessments are considered delinquent if not postmarked and/or paid on or before February 28, 2022. *If paid after February 28th late fees and late charges as well as any additional collection fees will be attached to the owners account.* The Directors have asked us to convey that no late fees or late charges will be waived after the February due date.

A copy of the approved 2022 budget and YTD is enclosed. A balanced budget based on income and revenue has been approved by the Board and allows for maintenance items listed.

Software Updates

IPM has gone through some software updates which now provides for an owner access portal which allows for real-time access to your account. You can log on and view current balance, account history and make assessment payments.

With the upgrade there is a new convenient online payment options! Simply login to your account to view, manage and make payments. You can setup recurring or one-time payments through our online portal and save your payment methods to use again in the future. Ready to get started?

Go to: <https://comwebportal.com/login> to Register.

*If you choose to mail in your payment, checks or payment should be mailed to:
West Hampton Woods HOA, P.O. Box 1757, Washington, MO. 63090.*

Online Payments thru your Bank

Please make sure if you make online payments thru your bank to make checks payable to West Hampton Woods, noting your address, and they are now also mailed to West Hampton Woods HOA, P.O. Box 1757, Washington, MO. 63090.

If you have a prior outstanding balance noted on your invoicing statement as a late fee, you are required to pay it in accordance with the legal and binding Declarations of West Hampton Woods. Any balance is subject to additional late charges, penalties, legal filings and or liens if unpaid.

As of printing we have two homeowners that have not paid the 2021 assessment fees. One owner is many years past due and currently with legal for collections.

Architectural Approval

Architectural Approval is required for any exterior alteration to the home or Lot. This includes but by all means is not limited to...fences, decks, retaining walls, concrete, patios, sheds, sunrooms, four season rooms, and or in ground pools. A permit from the City of Wentzville is also required and should be posted in your front window while construction takes place. The Declarations are very specific and detailed regarding the installation of fences. Please review on-line at the community website, or contact IPM for a copy to be emailed to you if you do not have on file. If you're Architectural Request has not been submitted properly and approved by the Board, legal action can commence for full compliance with the Declarations. Thanks to all homeowners who submitted and have followed the approval process – your cooperation and compliance is appreciated.

Board Election

You just previously received ballots to vote on the next three candidates to serve as trustees for the association during 2022. The ballots have been tabulated and the trustees are:

Lance Hill – President

Lesley Padilla – Treasurer

David Oesch – Secretary

We thank Dan Kiely and Tim Prinkey for volunteering to hold a position as well.

We would like to thank Sue Sturm and Bob Trigg for serving as trustees for 2021. They were voted in October 2020 for 2021. They have been instrumental in collection of assessments, insuring that the Declarations have been upheld as they are written, pool concrete work, upper lake clean-up, new fountain install and lake maintenance.

Board Correspondence

Any Board correspondence should be directed to West Hampton Woods HOA, PO Box 1757, Washington, MO 63090. Please do not contact the Board members independently.

Sale of Home and Mortgage Refinance

Sales and resale of homes are coordinated with IPM. If you are selling your home or refinancing, please have your real estate agent or title company representative contact IPM for appropriate information.

Trash Receptacles

Trash receptacles should be placed curbside on trash day and stored following pick up before sundown that same day. A curbside appearance in keeping with the Rules and Regulations is greatly appreciated on behalf of the neighborhood. Please follow the rules!

Snow Removal

Snow removal is handled and coordinated by the City of Wentzville for the streets located in the HOA. Please contact them with any snow or ice concerns.

Insurance

Insurance on behalf of the HOA is held by American Family Insurance and provides for property, general liability and Directors and Officers Insurance.

Restrictions/Violations

Be sure to remove any holiday decorations and lighting following the holiday season.

IPM provides management service for West Hampton Woods HOA, Monday through Friday from 8:30 AM to 4:00 PM. We can be reached at 314-922-8968. E-mail tif@innovativepm.biz

Thanks for allowing us to serve you and have a wonderful safe and healthy holiday season!

INNOVATIVE PROPERTY MANAGEMENT

**West Hampton Woods
2022 Proposed**

Operating Reserves	2020 Final \$400 annual	2021 Budget \$400	2021 As of 10.31.21	2022 Proposed \$400
Income				
Assessment	\$ 43,235.50	\$ 45,200.00	\$ 48,846.25	\$ 45,200.00
Late Fee Income	\$ 436.50	\$ 400.00	\$ 1,732.68	\$ 400.00
Legal Fees Reimbursement	\$ 165.00		\$ 860.00	
Cuivre River Capital Credits	\$ 137.54		\$ 75.47	
Interest Income			\$ 1.02	
Total Income		\$ 45,600.00	\$ 51,515.42	\$ 45,200.00
General & Administrative				
Management Fees	\$ 3,076.92	\$ 5,250.00	\$ 4,250.00	\$ 6,612.00
Tax Preparation	\$ 235.00	\$ 240.00	\$ 250.00	\$ 260.00
Prev Acct Services			\$ 125.82	
Legal Fees	\$ 914.13	\$ 1,000.00	\$ 1,228.25	\$ 1,000.00
Website	\$ 183.41			
Postage/Printing/Supplies	\$ 635.70		\$ 94.92	
Bank Fees	\$ 55.00			
Annual Registration	\$ 20.00	\$ 35.00	\$ 35.00	\$ 35.00
Insurance -General Liability	\$ 2,519.19	\$ 2,600.00	\$ 5,471.50	\$ 3,300.00
insurance - D&O	\$ 202.50	\$ 205.00	\$ 157.50	
Social		\$ 500.00		\$ 500.00
Other Fed State Taxes & Fees			\$ 59.00	
Misc G&A	\$ 96.00	\$ 100.00		\$ 100.00
Total General & Adm	\$ 7,937.85	\$ 9,930.00	\$ 11,671.99	\$ 11,807.00
Pool / Building				
Pool Operation & Mgmt	\$ 5,944.12	\$ 5,800.00	\$ 5,220.00	\$ 5,800.00
Pool Maintance	\$ 1,468.01	\$ 2,000.00	\$ 2,148.90	\$ 2,000.00
Pool Supplies/Repairs				
Pool Permits	\$ 155.01	\$ 155.00	\$ 7.23	\$ 160.00
Pool Furniture		\$ 1,000.00	\$ 781.14	\$ 1,000.00
Pool Deck Repairs/Replmnt		\$ 6,500.00	\$ 6,500.00	
Pool House Cleaning	\$660.00			
Pool House Maint/Upgrades			\$ 750.00	\$ 3,000.00
Electrical Repairs/Maint	\$ 23.67			
Total Community Room/Building	\$ 8,250.81	\$ 15,455.00	\$ 15,407.27	\$ 11,960.00
Utilities				
Electricity	\$ 1,779.56	\$ 1,800.00	\$ 3,021.78	\$ 3,500.00
Sewer	\$ 685.68	\$ 700.00	\$ 509.17	\$ 700.00
Water	\$ 1,194.35	\$ 1,200.00	\$ 1,700.91	\$ 1,700.00
Total Utilities	\$ 3,659.59	\$ 3,700.00	\$ 5,231.86	\$ 5,900.00
Maintenance				
Irrigation Maintenance/Repair	\$ 225.00	500	609	\$ 500.00
Holiday Decorations	\$ 80.00	100		\$ 100.00
Fountain	\$ 7,272.00	500		\$ 500.00
Lake Maintenance/Repari	\$ 2,796.00	\$3,000.00	\$4,847.94	\$ 1,000.00
Electrical upgrades		\$600.00	\$600.00	\$ -
Tree Maintenance			\$855.00	\$ 1,000.00
Gen. Maint & Repair	\$ 400.00	\$ 1,000.00	\$ 2,640.91	\$ 500.00
Total Maintenance	\$ 10,773.00	\$ 5,700.00	\$ 9,552.85	\$ 3,600.00
Contract Services				
Lawn Maint & Landscaping Con	\$ 4,960.00	\$ 10,000.00	\$ 9,835.00	\$ 10,000.00
Landscping Upgrades			\$ 2,800.00	\$ 1,000.00
Trash Removal	\$ 135.07	\$ 150.00	\$ 94.50	\$ 100.00
Prev Years Expense			\$ 4,715.00	
Total Contract Services	\$ 5,095.07	\$ 10,150.00	\$ 17,444.50	\$ 11,100.00
Reserves				
Total Expenses	\$ 35,716.32	\$ 44,935.00	\$ 59,308.47	\$ 44,367.00
Net Income/Loss	\$ 8,258.22	\$ 665.00	\$ (7,793.05)	\$ 833.00
	\$3,543.22			

*\$4,715.00 paid in 2021 for landscaping services performed in 2020

Insurance renewal is 11-21 each year. With management transition 2021 was paid in full (previously paid monthly) January and 2022 was paid in Nov. therefore higher than budgeted

150 - West Hampton Woods HOA

c/o IPM/Innovative Property Management

STATEMENT OF ACCOUNT

as of 12/31/2021

(314) 922-8968

Joseph Knoernschild
311 Hampton Ridge Drive
Wesntzville MO 63385Account #: 311HR
Lot/Unit #: 33
Bill Period: 12/1/2021 - 12/31/2021
Due Date: 1/31/2022
Amount Due: \$400.00**ACCOUNT ACTIVITY 12/1/2021 - 12/31/2021**

Payments are due January 31, 2022 and considered delinquent if not received by March 1, 2022

Date	Payments	Check #/Description	Code	Amount	Balance
11/30/2021		Balance Forward			\$0.00
		2022 Assessment			
		Assessment	A1 - Assessment	\$400.00	\$400.00

*Please remit this portion with your payment*Make Check Payable To:
150 - West Hampton Woods HOARemit Payment To:
c/o Accounts Receivable Department
PO Box 1757
Washington, MO 63090**ACCOUNT INFORMATION:**Property Address: 311 Hampton Ridge Drive
Account #: 311HR
Lot #: 33
Due Date: 1/31/2022
Amount Due: \$400.00**Amount Enclosed**