

West Hampton Woods Homeowners 2024 Assessment invoicing is enclosed.

2024 Assessment Invoicing for West Hampton Woods Homeowners Association is dated January 1, 2024 and is due on January 31, 2024. Association assessments are considered delinquent if not postmarked and/or paid on or before March 1, 2024. *If paid after March 1, 2024 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 March due date.

A copy of the approved 2024 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.

On-line account portal

IPM's software allows for owner access through a portal which allows for real time access to your account. You can log on and view current balances, account history and make assessment payments.

Go to: <https://comwebportal.com/login> to Register. IPM must have a registered email on file under your account to log in. If you have trouble, please send an email to acct@innovativepm.biz with a current email address. IPM will forward a link for you to use to log in and set up your account.

*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 you make online payments thru your bank to make checks payable to West Hampton Woods, noting your address, mail 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 2023 assessment fees, and one owner that has a large balance because of fines placed on the account for not following the Declarations.

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.

Annual Meeting

The Board is working on dates to hold the annual meeting in March. Please watch for upcoming correspondence for the date.

Board Election

Information is attached to nominate yourself or a neighbor to serve on the Board for 2024.

Lawn Care – Common Ground

Lawn care and landscaping services for West Hampon Woods will be performed by Runyon Landscaping.

Common Ground

The Board in 2023 had a survey performed for the common ground identified as B, C, D and E on plat and within the Declarations. We felt this was beneficial to understand the property lines for current or future 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

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

Please note: IPM will be closed December 22, 2023, through January 2, 2024.

Thanks for allowing us to serve you and have a wonderful safe and healthy happy New Year!

INNOVATIVE PROPERTY MANAGEMENT

