

Wellington Northeast

NOBLESVILLE, INDIANA

Spring
2022

From the President's desk...

Jenna Stewart, President WNNA

As I sit down to write my second Spring Newsletter President's Message, the long awaited sunshine and warm weather makes it feel like spring is in the air! Soon, we will be outside enjoying our lovely neighborhood and spending time with our Wellington Northeast neighbors!

As you know, Wellington Northeast Neighborhood Association is a self-managed HOA. We don't use a management company. Our dues payments go to maintaining and improving our amenities, and homeowners direct the association's activities.

Simply put, Wellington Northeast depends on volunteers. There are many ways to volunteer:

1. Serve as a Board Member – The Board consists of 22 directors who are elected each September.
2. Serve on a Committee.
3. Volunteer for a project. Reach out for more information about getting involved – your participation is welcome!

Our **Semi-Annual Membership Meeting** will be held at **7:00 p.m. on Thursday, March 17, 2022**. On the agenda will be information about future plans for improvements of our amenities – tennis courts, pools, and playgrounds. There will also be a presentation of Volunteer Awards.

The meeting will be conducted remotely via Zoom and in person at First Christian Church, 16377 Herriman Blvd, Noblesville.

Join Zoom Meeting

<https://us02web.zoom.us/j/82250940754>

-Or-

Dial +1 312 626 6799 US (Chicago)

Meeting ID: 822 5094 0754

As always, you can find our governing documents, pool rules and other information at www.wellingtonnortheast.com password: **wнна-2021!**

Questions, comments and/or concerns can be sent to wннаhoa@gmail.com. Contact the Architectural Committee at wннаimprovements@gmail.com and the Pool Committee at wннаpools@gmail.com

Also, please check the website for details about our **Spring Neighborhood Clean Up** activities where we will coordinate volunteers to help spruce up our parks and common areas in preparation for the delightful warm days ahead!

Wishing all the best to you and yours!

With Appreciation,

Jenna Stewart, President WNNA

March

17 SEMI-Annual Membership Meeting, 7 pm, First Christian Church & Zoom

March

31 Membership Dues are Due

May

TBD Pool Operation Dates and Times - check website

September

22 ANNUAL Membership Meeting, 7 pm, First Christian Church & Zoom

Board Meetings are held on the third Thursday of the month at 7 pm, First Christian Church & Zoom

Pool Updates to Come

Nick Vctor - Vice-President

Please stay tuned for updates on pool hours, pool rental and more. We are working with a new pool management company and will provide more information via email and on the neighborhood website as it becomes available. Thank you and we look forward to another great pool season ahead!

Nominating and Elections Committee

In September, Homeowners will elect the WNNA Board of Directors for 2022-2023. All directors have a one year term beginning October 1. Any lot owner in good standing is eligible to be nominated for office and vote.

Responsibilities for each office are outlined in the By-Laws found on our website: www.wellingtonnortheast.com/Documents Candidates for Secretary should be comfortable using Gmail, Microsoft Word and Excel. A map outlining the 16 neighborhood sections can also be found on the website.

Around August 1st, a nomination form will be emailed to those lot owners who have an email on file. In addition, a form will be available on our web page. Directions to return and due date will be printed on the form.

Homeowners are welcome to observe monthly board meetings, and are encouraged to reach out for more information.

Treasure's Update

Mike Masnyk - Treasurer

As we closed the books on 2021 I can report that the finances of the WNNA are on a solid foundation. Our 'operating account' ended 2021 with a positive balance of approximately \$28,600 and we begin 2022 with approximately \$120,400 in the 'reserve fund'.

Income in 2021 was approximately \$155,500 exceeding the budgeted amount by 9% while expenses of approximately \$115,000 came in under the budgeted amount by 11%.

FYI the budget for 2022 was approved at the Fall 2021 meeting and is exactly the same as 2021. There will be a significant increase in income as the \$100 increase in the general dues takes effect his year. These additional funds will be placed into the 'reserve fund' for future capital improvement projects.

**Please remember that 2022 association dues are due by
March 31, 2022.**

My apologies for 'typo' in the dues forms that were sent out early in February and big 'Thank you' to my predecessor Rob Place for posting the correction notice on the neighborhood Facebook page and for his many years of service to the association!!

Wellington NE Neighborhood Association, Inc.
Statement of Revenues, Expenses, and Other Changes in Net Assets-Tax Basis
For the Year Ended December 31, 2021

Income	
General Members	84,800.00
Recreation Memberships	
Voluntary Recreation Members	51,360.00
Mandatory Recreation Members	14,400.00
Total Recreation Memberships	<u>65,760.00</u>
Pool rental	3,550.00
Interest Income	358.33
Total Income	<u>154,468.33</u>
Gross Profit	154,468.33
Expense	
General/Administrative Expense	
Accounting Services	7,802.50
Bank charges	77.88
Copying / Newsletter	424.37
Insurance	6,950.75
Legal expenses	3,190.00
Newsletter	173.34
Office Supplies	275.53
Other	149.90
Postage	401.50
Social Events	298.96
Voice Mail	226.80
Stony Creek Feasibility Study	1,800.00
Total General/Administrative Expense	<u>21,771.53</u>
Grounds	
Security System	1,653.06
General landscaping	7,642.35
Mowing & Fertilizers	12,751.00
Rep & Maint of Common Areas	3,526.49
Utilities	948.70
Total Grounds	<u>26,521.60</u>
Pools	
Chemicals	65.86
Licenses & Fees	400.00
Open & close	889.96
Payroll - Pool Management	32,139.00
Repairs	18,116.34
Supplies/Safety	1,371.37
Taxes-Property	15.00
Telephone & Internet	1,049.57
Utilities	12,540.44
Total Pools	<u>66,587.54</u>
Total Expense	<u>114,880.67</u>
Change in Net Assets	<u>39,587.66</u>

(See Accountants' Compilation Report)



New Residents

NAMES	ADDRESS	Month
Matthew & Catherine Ingram	208 Glasgow Court	July 21
Joshua and Miranda Susie	105 Dundee Ct.	Sept 21
Thomas & Rachael Coverdale	166 Wellington Parkway	Sept 21
David Alvizo & Carolina Velarde	16384 Herriman Blvd.	Sept 21

NAMES	ADDRESS	Month
Rex Weiper	122 Glasgow Lane	Sept 21
Mark & Abigail Loose	248 Wellington Parkway	Nov 21
Martha Atkinson	270 Abbey Road	Nov 21
Jason & Christina Oldham	151 Stony Creek Overlook	Nov 21
Kimberly Bell	167 Abbey Road	Dec 21

WNNA CONTACT INFORMATION			
Website:			www.wellingtonnortheast.com
Voicemail:		317-713-1234	
General Questions			wnnahoa@gmail.com
Pool Committee			wnnapools@gmail.com
Architectural Approval Committee			wnnaimprovements@gmail.com
EXECUTIVE OFFICERS			
Jenna Stewart	President	690-2945	jennastewartnow@gmail.com
Nick Vctor	V-President	385-5703	nvetor@gmail.com
Melissa Ralph	Secretary	902-0624	melsamralph@hotmail.com
Mike Masnyk	Treasurer	697-6508	dmmazzie@comcast.net
SECTION REPRESENTATIVES			
Sec 1	Robert Place	317-645-7832	robertplace76@me.com
Sec 2	Melinda Sorg	765-749-4810	melsorg@gmail.com
Sec 3	Justin Wisnewski	201-0748	jwiz@ymail.com
Sec 4	Jennifer Johnson-Kenny	917-224-7287	j_johnson29@hotmail.com
Sec 5	Judy Hancock	773-8422	judhancock@yahoo.com
Sec 6	Jeff Landers	750-9767	jeff@dreamhomecompany.com
Sec 7	Stacy McIntyre	508-2861	stacycampcarson@hotmail.com
Sec 8	Neil Birkhimer	349-3119	birkhimer.neil.s@gmail.com
Sec 9	Tim Bryant	410-4081	tim.b.bryant@comcast.net
Sec 10	Sergio Gonzalez	370-6082	rocky.serg@me.com
Sec 11	Darrel Cross	490-0546	darrelcross@outlook.com
Sec 12	Dixie Justice	965-3397	dixiejustice@sbcglobal.net
Sec 13	Tim Goggin	765-438-4589	ctgoggin@comcast.net
Sec 14	John Rexrode	502-5015	jrrexr@gmail.com
Sec 15	Brandon Reeves	496-3042	reevesb@att.net
Sec 16	Charlie O'Daniel	859-420-1907	codaniel@tfewines.com
ARCHITECTURAL COMMITTEE CHAIR			
Mark Hodson		770-7668	wnnaimprovements@gmail.com
WELCOMING COMMITTEE			
Monica Broo		765-437-1505	mobroo@gmail.com
Emily McIntosh		626-2047	emilydobbers@yahoo.com
Dixie Justice		965-3397	dixiejustice@sbcglobal.net
Jenn Orr		349-6138	jenbug8@gmail.com
GOVERNMENT LIASON			
Greg O'Connor		232-2323	