

WOTPOA ANNUAL MEETING UPDATE / April 5, 2025 April 12, 2025

Volunteer Board Members <ul style="list-style-type: none">• Lori Speer• Cameron Cupp• Kaye Nemec• Matt Hazard• John Brannan Contact the POA board – <ul style="list-style-type: none">• via email at: WOTPOA@gmail.com• via mail at: White Oak Trails POA 202 SW White Oak Rd. Bentonville, AR 72712	Developer – Ray Jones (rajones67@aol.com ; 479-685-6701) <i>The POA Board now serves as the Architecture Review Committee. Please contact the Board for approval of any modifications to your home or property.</i> Facebook group: "White Oak Trails Neighborhood Page" Website: www.whiteoaktrailsnwa.com
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Financial Update

- 2024 Recap
 - Beginning Bank balance = \$15,469.12
 - 2024 Income = \$67,165.00
 - 2024 Expenses = (\$58,504.61)
 - 2024 Net = \$24,129.51
 - Notable items
 - Dues received from all homeowners (119 houses, 1 lot, 3 late fees + 2 requiring letter from lawyer)
 - Pool Re-surface (Burton) = \$12,246.77 Final payment (Paid \$10,000 in 2023 to start work)
 - Pool maintenance = \$11,040.81 Incl. pool cleaning, bathrooms, plumbing, gate
 - Pool other (annual) = \$11,140.18 Incl. prop tax, insurance, pest, phone, furniture
 - Improvements (one-time) = \$620.04 POA mailbox, Pool Umbrella fixtures/repairs, Christmas decor
 - Landscaping = \$14,870.00 ... Includes irrigation repairs (pool area/entrance)
 - Utilities = \$7,775.44 Elec./Water (incl. pool, entrances, irrigation use)
 - Miscellaneous = \$811.37 Bank fees, lightbulbs, postage, law services
- 2025 Plan
 - Beginning Bank balance = \$24,129.51
 - Projected Income = \$66,680.00
 - Projected Expenses = (\$66,997.00)
 - Net = \$23,812.51
 - Notable items
 - Budgeted for 17 pool reservations (continues to increase each year! 14 in '23 to 17 in '24)
 - Budgeted for 120 houses (full capacity)
 - Utility costs increased ~7% (~\$530) from 2023 - Budgeted \$8,200 for 2025
 - Landscaping decreased 1% (~\$120) from 2023; Landscaping will increase by at least 15% in 2025 with materials increase and addition of sales tax - Budgeted \$16,250 for 2025
 - Getting Pool Maintenance Bid in place - Anticipate ~\$11,400 in 2025 expenses
 - Requested quotes for new entrance signs (design and construction) - anticipated big Improvement cost in 2025 - \$20,000 set aside, but can adjust up depending on quotes
 - POA Mailbox (\$450 in 2024) will offset future postage costs for sending in POA Dues (stamped return envelopes - \$80/yr) as well as no longer having to pay USPS for a PO Box, annually (~\$160/yr)
 - New umbrellas purchased to start pool season (Dec 2024)
 - Other pool costs should decrease due to dropping AT&T for Cox last September; may get insurance quotes

Other Business

- **Pool information**

- Opens Monday, May 19th (*pending Public Health Inspection*)
- Email the POA for reservations (wotpoa@gmail.com). See website for reservation info.
- No reservations on: Saturdays, Fridays after 5pm, Sundays before 5pm, on holidays or the eve of holidays.
- Reminder to monitor activity and take owner responsibility: No unattended children under 12. No jumping on or off of furniture. Use wipes, paper towels and broom to clean up all food/crumbs/spills/wrappers etc. Replace garbage bag as needed. Empty recycle bin as needed.
- JWB Pools will be maintaining the pool moving forward.
- We will be replacing the broken picnic table

- **Additions and Improvements**

- Cleaners will continue to clean twice/week May 19th – end of season
- Need to plan for repairing concrete foundation around the pool deck
- We are having new signs made again for the light poles around the neighborhood. All the storms have left many of them damaged. Signs are done and will be installed shortly!

- **Fence & Entrances**

- Entrance signs, lights and landscape areas need to be repaired/updated: We are currently sourcing quotes

- **Other neighborhood reminders:**

- Yard maintenance: All lots should be consistently and neatly maintained.
- Good Neighbor Movement: POA is not a policing agency. Talk to your neighbors first. If issue cannot be resolved, then reach out to the POA. Let's all work together!
- Please seek ARC/POA approval for any structural changes like sheds, patio extensions etc.
- Garbage Cans: Please bring back up to your house on Monday evening and store them so they are not visible from the street.

- **Neighborhood Updates:**

- We are part of Bentonville's Great Neighborhood Program
- We tied for first place People's Choice Award in the Bentonville Neighborhood Holiday Display Contest!

- **Neighborhood garage sale** will be Saturday 4/26; annually on 4th or 5th Saturday of April

- Fall rummage sale date TBD

- **New business?**

- Neighbors discussed: Possible fence around the playground; can we get turf instead of mulch?; Can we get a shade at the playground?