

# WOTPOA ANNUAL MEETING UPDATE / April 4, 2026

<p><b>Volunteer Board Members</b></p> <ul style="list-style-type: none"><li>● Lori Speer</li><li>● Cameron Cupp</li><li>● Kaye Nemec</li><li>● Matt Hazard</li><li>● John Brannan</li></ul> <p><b>Contact the POA board –</b></p> <ul style="list-style-type: none"><li>● via email at: <a href="mailto:WOTPOA@gmail.com">WOTPOA@gmail.com</a></li><li>● via mail at: White Oak Trails POA 202 SW White Oak Rd. Bentonville, AR 72712</li></ul>	<p>Developer – Ray Jones (<a href="mailto:rajones67@aol.com">rajones67@aol.com</a>; 479-685-6701)</p> <p><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></p> <p>Facebook group: "White Oak Trails Neighborhood Page"</p> <p>Website: <a href="http://www.whiteoaktrailsnwa.com">www.whiteoaktrailsnwa.com</a></p>
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## Financial Update

- 2025 Recap
  - Beginning Bank balance = \$24,129.51
  - 2025 Income = \$67,300.00
  - 2025 Expenses = (\$80,226.92)
  - 2025 Net = (\$12,926.92)
  - Notable items
    - Dues received from all homeowners (121 payments, 5 late fees, and 11 pool reservations)
    - Pool maint. (annual) = \$15,309.13 ... Incl. pool cleaning/chemicals, bathrooms, new in-pool lights (\$3K) and bathroom door replacement (\$1,650)
    - Pool other (annual) = \$9,024.76 ..... Incl. prop tax, insurance, pest, phone/internet, furniture repl.
    - Improvements (one-time) = \$27,508.72 ... New entrance signs (prep/fab/install), lighting, tear out landscape
    - Landscaping (annual) = \$15,648.72 .... Incl. mowing, weeds, trim, sprinkler repairs (pool area/entrances)
    - Utilities (annual) = \$12,603.94 ... Elec./Water (incl. pool, entrances, irrigation use)
    - Miscellaneous = \$131.65 ..... Bank fees, lightbulbs, postage/mats for annual letter, law services
- 2026 Plan
  - Beginning Bank balance = \$11,202.59
  - Projected Income = \$66,745.00
  - Projected Expenses = (\$68,400.00)
  - Net = (\$1,655.00)
  - Notable items
    - Budgeted for 10 pool reservations @ \$80/reservation (Reservations down last year (11) from 2024 (17) and 121 dues payments (full capacity))
    - Will need \$12,500 - \$15,000 to complete new landscape of front entrances and islands (considering rock options, currently)
    - Budgeting around \$1,500-\$2,000 for more durable pool furniture (will phase in new furniture slowly each year until all broken and deteriorated existing furniture is replaced)
    - Utility costs increased ~38% (~\$5,000) from 2024 (water line break repair in pool house majority culprit) - Budgeted \$10,000.00 for 2025
    - Landscaping decreased 5% (~\$800) from 2024; maintenance contract for 2026 only increased by \$100
    - Insurance for the pool has steadily increased over the past 2 years (12% or ~\$500/year); will shop new policies for 2027

## Other Business

- **Pool information**
  - Opens Monday, May 18th (*pending Public Health Inspection*)
  - Email the POA for reservations ([wotpoa@gmail.com](mailto: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.
  
- **Additions and Improvements**
  - Cleaners will continue to clean twice/week May 18th – end of season
  - Need to plan for repairing concrete foundation around the pool deck
  
- **Fence & Entrances**
  - We have new entrance signs and lights! And new landscape is coming this spring.
  
- **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 took first place for People's Choice in the Bentonville Neighborhood Holiday Display Contest!
  
- **Neighborhood garage sale** will be Saturday 4/25; annually on 4<sup>th</sup> or 5<sup>th</sup> Saturday of April
  - Fall rummage sale date TBD
  
- **Questions / Discussion?**