



Willow Creek News

willowcreekliving.org

What's the Issue?

After careful consideration by both the 2024 and the current 2025 Boards, we recommend an increase in annual association assessments of \$180/year for Club members and \$75/year for Civic members. That's \$15/month for Club members and \$6.25/month for Civic members.

\$15

This is based on a study done in 2024 by Reserve Advisors, LLC, showing we are significantly underfunded for upcoming repairs and replacements.

Read more about the reserve fund and answers to some common questions we've heard in the back of this newsletter.

Every vote matters! This increase issue requires a two-thirds majority of all members in good standing to pass; that's 222 "YES" votes.

Email president@willowcreekliving.org with your questions or comments.

WCSTA Calendar of Events

Pool Hours Change / Sunday, August 3

Family Fun Night / Friday, August 8

WC Women's Club Meeting / Thursday, August 14

Reserve Fund Voting Begins / Friday, August 15

Creskide Pool Final Date / September 1

Overlook Pool Final Date / September 28

? Did You Know ?

New Pool Hours beginning August 3. Check the website for details on changes to the schedule and closing dates.

Alert!! Both Cobb and Cherokee are enforcing permit regulations. Several neighbors are facing significant issues because they did not obtain a building permit for changes made to their homes including HVAC and other basic updates or upgrades. Check with your county permitting authority before starting any project.

The Board is now posting meeting minutes (pending edits and approval) within a few days of their meeting. We will also strive to provide a summary of the minutes for easier reading. These are available on the WCSTA website.

What's New in the Neighborhood?



Family Fun Fridays! That's what. Beginning August 8, join us at the Overlook pool and Green for yard games, snacks, swimming, and just some neighborly camaraderie. We will gather around 6:30 and stay till dark!

This is a BYO - Bring Your Own yard games to share, (cornhole, ladder ball, Bocce etc.), your own cooler of beverages and snacks, and chairs for the green. We will meet on Fridays as long as there is interest and weather permitting. We hope you will join us whenever you can!

Free Wi-Fi is now available at our pools - see the login information at the pools. It is available during pool hours.

Volunteering in Willow Creek: The more we can do as volunteers, the more money we save for the future. We need help with our social events, grounds, and as block captains. Consider volunteering and reach out to contact@willowcreekliving.org

UPCOMING OPEN BOARD POSITIONS

There are 5 Board members whose terms expire next year, and we find that two people working together make the burden lighter, so we have added several Assistant Director positions to share the load.

Email president@willowcreekliving.org if you are interested in joining the Board or if you would like more information.



Willow Creek Women's Club



We are starting this season with a Luau theme at the Overlook pool on Thursday, August 14th at 7:00 p.m. All adult women of Willow Creek are welcome! Come get to know your neighbors and stay connected. Please bring a Hawaiian-themed appetizer or drink (no glass dishes/bottles in the pool area).

We will continue to meet through May on the second Thursday of each month at 7:00 p.m. in a member's home.

President: Enid Cheer
Vice President: Carol Galbreath



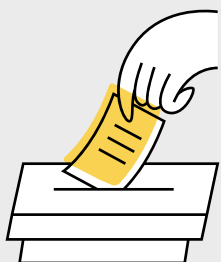


IT'S ABOUT YOUR PROPERTY VALUES!

Underfunded reserves in a community can significantly impact property values. This is a critical issue that prospective buyers and current homeowners should be aware of. Here's how underfunded reserves can affect property values, according to Reserve Advisors, LLC:

- **Deferred Maintenance and Deterioration:** When a community association doesn't have enough money in its reserves, it often leads to deferred maintenance on common areas and shared infrastructure. This visible deterioration reduces curb appeal, signals potential future expenses to buyers, and can ultimately lead to a decline in property values.
- **Special Assessments:** To cover unexpected large-scale repairs that the underfunded reserves cannot handle, associations are often forced to levy "special assessments" on homeowners. The prospect of these unpredictable and large expenses deters potential buyers and can make it difficult for current owners to sell their homes.
- **Reduced Marketability:** Properties in communities with underfunded reserves become less attractive to potential buyers. Buyers are often wary of communities with a history of deferred maintenance or special assessments, as it signals potential financial instability and future costs. This can lead to longer listing times and lower sale prices.
- **Lack of Trust and Community Strain:** Homeowners can become frustrated with an association board's financial management if reserves are consistently underfunded, leading to strained community relations and a lack of trust.

In summary: Underfunded reserves create a domino effect of problems that can severely diminish property values. A well-funded reserve, on the other hand, demonstrates responsible financial management, ensures timely maintenance, protects property values, and gives buyers confidence in their investment. **Is protecting your home value worth \$15 a month?**



Reserve Fund Voting August 15 - September 30

No vote is a "NO" vote
222 "YES" Votes Needed to Pass

Your Questions Answered

Why do I have to fund amenities I don't use?

It is not about the use of amenities, but the value they bring to your investment in Willow Creek. In choosing a "Swim/Tennis" community providing community pools and tennis courts, you benefit from these amenities in terms of buyer appeal and property value. Just like benefiting from community improvements in new schools, parks, walking trails, roads, and hospitals that we don't use, these community amenities positively impact all our property values together, whether we use them or not.

I won't be here in 25 years, so why should I care?

Our reserve funds are expected to be depleted in 4-5 years. At that time, we will have to take severe actions to maintain our amenities. The need is today.

Why do our dues go up every year?

The Association didn't increase dues enough to keep up with inflation in the first 20 years. As operational expenses increased, funds that should have gone to reserves went to operations. The only option the Board had recently was to raise annual assessments 5% as permitted in our covenants. The best way to reduce or eliminate annual increases is to make this critical adjustment to our annual dues.

HOW WCSTA is HELPING

RED OAK SAVINGS PAYS FOR THIS INCREASE

Use Red Oak Sanitation and put some of the savings into protecting your home's value. Our Board worked with Red Oak Sanitation to significantly reduce your trash removal costs. At \$25/month, the savings you can realize (or are realizing) over the other refuse companies more than pays for this Board-recommended increase in dues. Why not take those savings and **reinvest them in your property by voting YES** to the recommended increase?

TOLLEY ACCEPTS MONTHLY PAYMENTS

Tolley accepts monthly payments, which can eliminate that big once-a-year bill. You can take advantage of this benefit by setting up monthly payments right now! This will 1) reduce your large bill next year and 2) eliminate that one big invoice in the future by paying monthly. You can log in to your account at Tolley.com and review your monthly payment options.

A FOCUS ON REDUCING OPERATIONAL EXPENSE

The Board's move to Tolley Community Services resulted in a 30% annual reduction in management costs. We are rebidding all service contracts to identify the best value providers and exploring contracts that will allow us to adjust services to better meet the needs of the community and our budget each year.

FOR MORE INFORMATION, CONTACT
PRESIDENT@WILLOWCREEKLIVING.ORG