

Wycliffe Community Association

4150 Wycliffe Country Club Blvd.

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<http://www.wycliffeonline.com/>

### **Board Meeting Highlights**

01/25/2018

In an effort to keep the community up to date on what transpired in the WCA monthly Board of Directors Meeting, this is a brief summary of key items that were discussed. Detailed minutes will be available on the website after approval.

#### **Club Marketing Committee Report- Stay and Play**

Joel Burzin presented the Club's plan to market a **Stay and Play** plan to attract more potential buyers, as they will see what a great community we have. Personal interaction is a key factor in the home buying decision. We know that 11 of 32 of last year's renters bought homes, which emphasizes that point. We have hired an experienced marketing professional, Michelle Philips to help in our efforts.

The **Stay and Play** program is proposed to be a 1-3 day stay, with the potential buyer paying a fee to offset some of the housing and other expenses that we would incur. This should produce serious buyers. The question of where to stay for the potential buyers was discussed in detail. The committee has investigated staying at a nearby hotel as well as the potential of using the homes in the Builder Program that have been remodeled, where we would pay them a rental fee. The WCA rules on rentals will have to be modified if the onsite approach is chosen. The pods will take this idea back to their Boards to discuss the potential for having a rental program in their communities.

The subject of allowing pickup trucks overnight on driveways was brought up by the marketing committee. The WCA reps have been asked to go back to their Boards for further discussion. It will be on the Agenda for the next WCA board meeting Feb. 22<sup>nd</sup>, 2018.

### **Cable – Comcast**

The installation process for the new cable system is progressing. Since this is a new program for Comcast, we expect that the installation rate will improve as they get more experience in each community.

At this time, Comcast has installed the new system in 62 homes and 83 are now scheduled for installation. If you currently have the triple play, that should work very well in the interim.

### **Communications/Website**

The new WCA website, [www.wycliffeonline.com](http://www.wycliffeonline.com), is up and running. It is not completely populated as more photos are still being added. It is important at this time that **each pod submits to the committee what they would like to have included on their section of the website.**

### **Home Sales**

Home sales remain strong. We have reached a record breaking 64 homes closing in 2017 and 69 contracts completed in 2017. In 2016, the numbers were 60 and 58. As of December 31, 2017, there are fewer homes for sale in Wycliffe, 75, compared to last year at the same time, 81.

### **Lakes and Preserves**

There is an improvement in the clarity of our lakes which indicates that the treatment program is working. Solitude, our lake company will be stocking 9000 fish, species includes catfish, tilapia and bluegill.

Adding bubblers to the lakes will also help in improving the appearance of the lakes. The proposal is to install 4 in the lake behind the clubhouse. The problem is

the availability of 230-volt lines to the lakes. We are in contact with our remodeling engineers to see if we can include this need in their scope of work.

### **Landscaping/Perimeter**

The install of the new irrigation lines on 50<sup>th</sup> Street is now complete. The line along 441 is currently being installed.

### **Security and Safety**

Wycliffe meets the PBSO standards to qualify for their PSAS, Private Security Alarm Sites. The benefit for us is that we will no longer pay a \$25/home fee for PBSO visits for alarms. Our security can now determine if it is a false alarm or if an actual break in, they can call the PBSO, who will respond faster knowing that it is a real issue. This is a savings for us of over \$25,000/year.

Our communications signal has difficulty reaching the entire length of our community. The inspection shows that we need grounding and a higher mast. The cost of this repair was approved by the WCA Board.

The question of underage golf cart drivers was reviewed again. More vigorous surveillance will be instituted during family visit times.

Golf cart issues to be addressed are expired insurance stickers and modified carts that can exceed the 19-mpg limit for the vehicle to be considered a golf cart.

There were 37 moving violations issued this month as well as 210 verbal warnings. Speeding in Manchester Lakes was brought up as an issue. We will have more surveillance in this community.

### **One Wycliffe**

The program to unite the Club and WCA is moving right along. The Club and the WCA will be working jointly with the legal firm as there are many legal requirements to get this done. There is real efficiency as well as financial benefits to a One Wycliffe community. Both Boards will vote on this arrangement followed by a community vote, hopefully planned for October-November. The goal for the

merger of the Club and the WCA is to have it in place by January 2019. We will be a Wycliffe Home Owners Association with a newly elected Board of Directors.

### **Reminders\***

**\*Golf cart drivers must be at least 16 and have a valid driver's license.**

- 1- **If a resident sees anyone trespassing on our property, please advise our security, 966-9300.**
- 2- Your pets must be on a leash when on Common Property or areas of common responsibility. You are also responsible for picking up their waste from Common Property and streets.
- 3- Do not feed stray or feral cats at your home or neighborhood. This can attract undesirable animals besides the cats. We have an active program to catch, neuter and release and a feeding program at the clubhouse.
- 4- Please follow all posted speed limits and stop signs within Wycliffe. We have an active enforcement program giving tickets to violators.
- 5- In medical emergencies, **always call 911 first.** Our security is automatically alerted and the medical team will be on their way to you.
- 6- When driving your golf cart on shared paths, please slow down when passing walkers and give way to the grass when passing carts coming from the opposite direction.
- 7- Please use the automated telephone system, 561- 963-7121, or the website [gateaccess.net](http://gateaccess.net) to call in guests or vendors. This will free up the guards to check in our guests more efficiently.
- 8- ***List your contacts who have keys to your home, on the website, [www.gateaccess.net](http://www.gateaccess.net). This is particularly important if you are away and there is an issue at your home.***

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