

Wycliffe Community Association

4150 Wycliffe Country Club Blvd.

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

### **Board Meeting Highlights**

6/28/2018

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

#### **One Wycliffe**

A meeting at the tax assessor's office clarified the real estate tax issue with the proposed merger of the WCA and the Club. The \$314,000 real estate tax now being paid by the Club will be distributed equally among the 1045 homes. The approximate \$300 per home increase is a one-year assessment and will go away in the year 2020. If in the future we felt the need to take in outside members, both the sales tax savings and the property tax savings would go away.

We received a draft of the proposed documents for the merged HOA from the attorney firm guiding us in the process. Our legal committee is reviewing the documents and will meet with the attorney with their comments.

There was a discussion of the benefits of a Presidents Council to help in guiding us after the merger. It was decided not to have that as a requirement in the documents.

#### **Cable – Comcast**

There are still some issues with the new fiber optic system being installed. We are asking members to report any problems they are having as this will help Comcast

provide solutions. Comcast will have a representative available at the WCA building, Mondays and Wednesdays from 1:00 PM to 5:00 PM. Please bring any service issues with you at that time.

The freezing problem is still an issue but there are less reports of this happening. Download speeds have also been variable and Comcast is aware of the problem.

A total of 558 fiber systems have been installed, with another 58 pending. Comcast is now on the fifth and last installation group, the north side. If you are away for the summer, you can schedule an installation when you return.

### **Landscaping/Perimeter Hedge**

Areca palms have been planted to fill in some open areas in Manchester Lakes.

Fencing around the golf course is being repaired or replaced as necessary.

### **Buildings and Roads**

We have chosen All County Pavers as the contractor for our paving and seal coating of our roads. Those pods that are interested in being included with the general paving and seal coating are asked to send their requests to Dan Safran - [dsafran@castlegroup.com](mailto:dsafran@castlegroup.com).

### **Lakes and Preserves**

An inspection of the canals that feed our lakes shows that at least part of our lakes problems is due to the poor condition of the canals. There is little that we can do about that.

There seems to be less algae now as the levels of the lakes have risen.

Plans are to add bubblers to some lakes to see if that will help improve the clarity of the water.

## **Security and Safety**

A proposal was made to add another gate before the turn onto Ascot Greens Drive. This will prevent vehicles from continuing on to our property after being denied access. The proposal was approved and work should begin this year.

There were 69 traffic infractions issued this month as well as 168 verbal warnings.

We now have 2 radar equipped units operational for traffic control.

Plans are to replace 2 speed bumps at the East tunnel which are weathered and one bone crusher by the tennis courts.

## **Cat Rescue**

As we have feral cats on our property, a plan has been in place to feed, catch and neuter them as they do perform a useful service – keeping rodents and others at bay. The protocol calls for the Cat Rescue Committee to provide cat food at the designated area near the Clubhouse. Residents are asked to refrain from feeding any strays. This is a problem, as other wild animals are also attracted to the food left outside for the

## **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, 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, 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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