



January 2024

Whispering Woods Community Association  
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[wwcaonline.org](http://wwcaonline.org)  
410-757-5555

## Happy New Year!

If you are new to our community, welcome!

This newsletter serves to share important information, reminders, and community events.

Newsletters will be published quarterly on the Whispering Woods website, [www.wwcaonline.org/newsletters](http://www.wwcaonline.org/newsletters).

## 2024 A Look Ahead

- The most notable change 2024 brings to the community is that the Board has contracted with [Victory Management](http://victorymgt.com). After 40 years, the community's long-time Treasurer, Bob McKeldin, is retiring. Victory Management will be providing bookkeeping services to the community effective January 1, 2024. Residents are encouraged to register on the Victory Management website (<http://victorymgt.com>). Once registered, residents will be able to view their account information and be able to receive pertinent community emails; one such email being our Whispering Woods Community newsletter. Community documents will, however, also continue to be posted to the HOA website at [wwcaonline.org](http://wwcaonline.org).

Assessment payments may be made on the Victory Management website via credit card or eCheck. Please be aware online payments will incur a processing fee. There are three payment options that are free of charge: check payments can be mailed with the payment coupon that was mailed in December, residents may call Victory Management at 443-249-0172 and speak with a member of their Customer Care team to process an eCheck over the phone, or payments can be made via ACH, which is an electronic funds transfer. ACH payments require a form (which can be found on the Victory website) and can be returned to Victory Management via email at [info@victorymgt.com](mailto:info@victorymgt.com), faxed to 443-249-0011, or mailed to P.O. Box 1200, Stevensville, MD 21666.

Any financial questions should be directed to Victory Management. All other community questions or concerns (i.e. architectural requests, HOA package requests, parking, violations, etc.) should continue to be sent to the Board at [email@wwcaonline.org](mailto:email@wwcaonline.org) or 410-757-5555. Your patience is appreciated as we work through this transition.

We would like to thank Bob for his many years of dedicated service to our community!

- Roadwork is planned for Elderwood and Wood Tree courts in 2024. The HOA website will be updated as plans are finalized.
- The spring community yard sale will be held Saturday, May 4 (more details below).

# Opportunities to help in the Community

If you would like to be involved in community maintenance or improvement initiatives, please consider volunteering your time as a Board member or participating in a committee that interests you. Please send an email to [email@wwcaonline.org](mailto:email@wwcaonline.org) if you are interested.

## Monthly Meetings

Anne Arundel County Public Libraries have changed the reservation process for the meeting rooms. Rooms may only be reserved up to 60 days in advance. This makes it challenging to schedule meetings into the future and the meeting rooms are only available to the public when pre-determined library events are not being held. Once the meeting room has been reserved, the HOA website will be updated with the dates and times for our meetings. We are looking into other library branches or alternate free or low-cost options to hold future meetings.

## Blossom Tree / Bay Dale Roadwork

The construction/road work happening along Blossom Tree and Bay Dale Drives is due to a sewer line upgrade project for Anne Arundel County Department of Public Works running from the pump out station located behind the playground on Blossom Tree Drive and running toward the intersection of Bay Dale Drive and Broadneck Road. There is a pump bypass being installed in the playground area. Once this has been completed, the temporary pump and fencing will be removed. This is expected to be about an 8-week project, but weather conditions could delay it. WWCA will inspect the area towards the end of the project and follow up with the developer regarding any concerns residents may have.

## Trash and Recycle Reminders

The county scheduled trash and recycling pick up day is Thursday. Trash and recycling items should be put outside after 6pm on Wednesday evenings. Please ensure all trash is bagged and in trashcans with lids. Cans should be put back away by Thursday night. All cans should be stored in the rear of the home, not visible from the street. It is understood that interior townhomes may face an additional challenge. If cans need to remain in the front of the home, they must be



hidden behind an approved screen or fence. *No cans should be stored on the common areas.* The WWCA Trash and Recycle Policy can be found on the HOA website. Information can also be found on the AA County website in regard to curbside collections, special pickups, holiday schedules, dump and recycle information etc.



## Parking Reminders...

Each townhouse has one designated parking space. Parking on some courts is tight. Please be courteous to your neighbors and remind visitors to park in overflow spaces. For homes with more than two vehicles, please park additional vehicle(s) in the overflow parking spaces. The WWCA Parking policy can be found on the HOA website.

All vehicles parked in the community must display current MVA registration stickers and be operable (all tires inflated, no excessive fluid leakage, no broken windshield, not on ramps, etc.). All vehicles must be parked within the lines of the parking space. Any vehicle not compliant with the parking rules and regulation will be towed to NCR Towing at the owner's expense.



## Pet Owners

Please clean up after your pets - on private property as well as on HOA and county-owned areas. There are 10 pet waste stations throughout the community (Bay Dale Drive, Blossom Tree Drive, Elkwood Court, Whispering Woods Drive, Wood Tree Circle, Lodge Pole Court and in the Meadow). There are bags for residents to use along with trash cans for disposal.

Anne Arundel County and WWCA require all dogs to be leashed at all times when not contained in a

fenced yard. The WWCA Pet Rules can be found on the HOA website.



### **Snow Reminders**

WWCA Snow policy is available on the HOA website. Please remember to shovel the sidewalk in front of your home and lend a hand to a neighbor who may need help clearing the snow from their steps and/or sidewalks.



### **Spring Community Yard Sale**

The spring community yard sale will be held Saturday, May 4, with a rain date of Saturday, May 11, in the open space near the intersection of Whispering Woods Drive and Bay Dale Drive, in front of Elderwood Court.



### **Spring is on the Way**

Lawn mowing and yard clean up season is just around the corner. This is a reminder that front, rear, and side yards should be maintained (grass cut, shrubs trimmed, etc.). Please remember [AACO](#) will not pick up yard waste (grass, leaves, twigs, etc...) in plastic bags. Yard waste needs to be placed out for collection in brown paper yard waste bags, or in a (non-county issued) garbage can clearly labeled with an "X". Paper lawn/leaf bags can be found at Home Depot, hardware stores, and Target, just to name a few.

Property values in the community are on the rise. In an effort to keep these values up, and ensure each resident has a safe and welcoming community to call home, residents are encouraged to take a moment to proactively inspect the front of your home for the following items:

- Missing or broken shutters, gutters, or downspouts
- Mold or mildew growing on front or side of home
- Window units on front of home

- Trash cans in front of home or in common area
- Untidy shrubs, trees, or lawn
- Play equipment / toys in front of home
- Broken or missing window screens
- Satellite dish on front of house
- Rotted wood around doors or windows

Let's all work together to keep our community looking good!



### **Cluster Mailboxes**

It is the responsibility of the property owners (who receive their mail in the cluster box) to maintain and repair or replace them when necessary.

If a new lock is needed, the USPS would be responsible for replacing it (for a fee). The post office branch that services our community is the Legion Avenue office.

210 Legion Ave.  
Annapolis, MD 21401.  
410-573-6537



### **Playgrounds**

With Spring around the corner, playground inspections and needed repair will begin. Anyone interested in helping are welcome. We plan to clean equipment and replace swings and the broken rock-climbing wall in the Meadow (area behind Wood View/Star Pine/Lodge Pole). The largest project will be painting the equipment at the Blossom Tree playground. Please let us know if you can help as we head into Spring.

## A Note from the Board

HELP! The Board remains understaffed. It should be comprised of nine Directors, we have five. The February meeting was well represented by residents. There were many helpful discussions with the Board and recent changes due to our Treasurer's retirement. Many requested access to Meeting Minutes and more information and transparency from the Board.

Of the 726 homes in Whispering Woods, five Board members and our contracted Administrator do everything to manage the community. There were many offers from residents to help start committees and join the Board. It is wonderful to see our neighbors so excited to help maintain and improve Whispering Woods.

The community was established in 1975. After 49 years, it's showing signs of its age. Charred Oak required milling and new asphalt two years ago. All the community roads are periodically seal coated to extend their life cycle before milling and repaving becomes necessary.

Five storm drain inlets and one manhole have failed and were repaired.

Elderwood's upper section, Riverboat, and Wood Tree Circle require repairs to correct degraded drainage and milling/paving to repair the road surfaces.

Repairs are planned over the next three years, however, estimates for the work total over \$250,000. Our annual road budget before Covid was \$25,000 per year. Since Covid, it has increased to \$35,000 annually. These annual costs cover seal coating but are insufficient for repaving.

We have all dealt with increased costs everywhere, the Community costs are no different. The costs of repairing roads, storm drains, landscaping, and security have all increased. Over the last ten years, the dues have only increased twice (2022 and 2024). The Board did not want to increase the dues, but even with these increased dues and the \$112,540 in reserves, we cannot repair the roads.

Failure to do so is not an option. Once the Community infrastructure fails, costs of repairs will skyrocket as the road subsurface degrades. Whispering Woods will decline.

One of the fallouts of Covid in the HOA is the number of delinquencies in paying of dues. Each of the last two years has ended with over \$30,000 in unpaid dues by over 100 homes. The loss of this income has resulted in the lowest end-of-year operational carryover funds in 10 years. As we ended 2023, the operational funds going into 2024 are about \$20,000. Normally, the operational carryover is in excess of \$70,000 to pay bills until our normal assessment billing in March. \$20,000 was only be expected to pay the bills through February at best. As a result, the Board reluctantly voted at the November 2<sup>nd</sup> meeting to increase the assessment dues and at the December 13<sup>th</sup> meeting to set the annual assessment due date no later than the end of January. This notice was mailed with Victory's Welcome letter December 20<sup>th</sup>. Bad time of year, but there was little choice as we are required to give members 30 days' notice before payment is due. In previous years, assessment notices were sent mid-March and due 30 days later in April. The Board hopes the collection of delinquencies will not only allow us to return to March billings, but also help pay for the needed infrastructure repairs.

The Board has been working hard with Victory Management to transition our financial records and accounts to them. They have excellent organization and financial processes in place, and we are confident they will help us

reverse the trend of the non-payment of assessments. We call upon those of you who are behind in your assessments to contact Victory and bring your accounts current.

Again, the Board is excited to have so many folks offering to help us to help manage, maintain, and improve Whispering Woods.