Welcome to the Whitehall Village Homeowner’s Association Information Portal! We are excited to welcome you to the new site as a hub for information about the neighborhood. This is a brand new project for the Board of Directors so be sure to provide us feedback!

The Whitehall Village Homeowner’s Association (WHV HOA) was formed in 2014 when BRG builders passed control of the neighborhood to the homeowners. The purpose of the HOA is to ensure that home values are protected by ensuring a consistent level of architecture guidelines are met by all homeowners and to contract and manage our basic services.

The services managed by the HOA include
- Storm water management – maintenance and annual certification
- Insurance for common areas
- Landscaping for common areas
- Management company that supports our billing and financial activities

The Board of Directors has been focused on the financial health of the HOA during 2016. As a team we were able to stabilize the budget by renegotiating the maintenance contract for the storm water ponds that the HOA is required to maintain by the Town of Apex and the State of North Carolina. Unfortunately, we had some costly repairs on two of the storm water ponds but we were able to negotiate a financially viable solution with our contractor and the town that will serve us well moving forward to reduce potential issues. We also hired a new landscaper to better meet the needs of our neighborhood. Finally, we reduced the services with the management company to better serve our needs since we were not using the level of service in place.

The Board of Directors has set the following goals for 2017:
- Improve neighborhood communications
- Create committees lead by a Board Member with community participation
  - Signage Committee (Chair: Terry Grayson)
  - Communications Committee (Chair: Kim Eckstein)
  - Architecture Committee (Chair: John Russell)
- Create budget reserve to cover future maintenance cost for the storm water retention areas

The Board of Directors has published a consolidated document that covers the Architecture Guidelines for the main items that are monitored. If you need to submit an architecture request, please fill out the form on the website and a member of the architecture committee will contact you and provide details on how to submit an architecture request form if required.

As part of our budget stabilization efforts we are reducing the services provided by the HOA management company. Due to this change, the Board of Directors voted to
change from a bi-annual billing to a single annual billing. This change is important for two reasons. First, there is less follow up, collections, and billing issues to track. Secondly, it enables the Board to have access to all of the funds for the year up front, which helps with budgeting.

The HOA dues for 2017 will be $220.50 which includes a 5% increase from 2016. The increase is required to continue building our financial reserve that will be needed in a few years to cover major maintenance requirements to the storm water retention ponds in the community. The total amount of HOA dues will be due by January 31, 2017 will late fees being assessed at $5 per month. Please contact the management company if you need to work out a billing payment plan, which can be accommodated by request.

I want to thank you for your patience the past two years as we worked through the start up of the HOA. Moving forward, you will notice a more consistent landscaping service and regular enforcement of the architecture guidelines for the neighborhood.

Please do not hesitate to contact me at president@whitehallvillage.com if you have any questions or concerns!

Thank you,
Stephen Hollar
President
Whitehall Village Board of Directors