



# West Hampton Woods Homeowner's Announcements

December 15, 2025,

Dear West Hampton Woods Neighbors,

We hope this letter finds you well. We wanted to update you on the November 2025 West Hampton Woods (WHW) HOA Board of Directors Election Results as well as to provide you information on what the board is working on and answer some open questions. Thank you for your patience. We wish to keep you all updated and informed.

## Election Results

A full Election Report detailing all information related to the Election can be found on the <https://www.whwhoa.org/records.html>. The newly elected Board of Directors is:

- President: Joe Knoernschild (311 Hampton Ridge Dr)
- Treasurer: Jason Fallon (326 Hampton Ridge Dr)
- Secretary: Jim Miller (305 Hampton Ridge Dr)

The best way to contact the board is via email: [whwhoa@knoernschilds.com](mailto:whwhoa@knoernschilds.com).

## Upcoming Meeting

The WHW HOA Board will be hosting an online meeting on Wednesday January 28, 2026 at 6:00PM using the Webex platform. The main purpose of the meeting is to answer member questions. The draft agenda is as follows:

- Financial information
- Neighborhood Maintenance
- Discuss possible neighborhood committees as suggested by neighbors
- Q & A

The meeting will take place on Wednesday, January 28, 2026 via a Webex Meeting at 6:00 PM.

- The meeting link can be found by visiting <https://www.whwhoa.org/>
- Members can join via phone apps, the Webex desktop app, or via the Webex website
- The meeting number is: 2556 736 8759
- The Passcode is: WHwoods2026 (case sensitive)
- The meeting will follow a code of conduct

## Member List

The Board recreated the member list as the previous list was out of date. We are asking all members to email us their email addresses and phone numbers to ensure an accurate Member List. Members can tell us if they would prefer to receive letters or other HOA information via USPS letter mail, email, or both. Our email address is [whwhoa@knoernschilds.com](mailto:whwhoa@knoernschilds.com).

## Management Company

IPM terminated their contract with WHW HOA on 11/24/2025 effective December 31, 2025; IPM did not provide a reason for the termination. The termination letter can be found on our website: <https://www.whwhoa.org/records.html>. The Board received bids from 3 management companies and unanimously approved Community Financials; see meeting minutes from 12/10/2025 on the website. The cost is \$9.00 more per month but offers many more features to the community such as an online portal, ability to pay dues online and



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access to financial information. This is not a full management contract; the WHW HOA Directors will handle operations and community communication.

## Financials

Based on what IPM has conveyed to us, we believe we will have approximately \$31,500 at years end, between both our operating and reserve bank accounts, after paying all other bills. The Board is still working to gain understanding of our financials and create a 2026 budget.

## Actions Board has Taken

The current Board has been meeting weekly. The board has performed the following:

- Shut off power to the pond pump and removed it for winterization (IPM notified Board this was required on 12/2/25 and Board accomplished this at no cost on 12/11/25). Aerator is still functional and will run through the winter. Fountain to be reinstalled in the spring.
- Walked all common ground (A-E), taking notes of all issues found such as hard to mow areas; potential erosion at upper Lake shore; potential front entrance landscaping updates; highway N land between houses and N that have crumbling boulders, holes in ground, and multiple dead spots; inspection of front sign light not properly functioning, etc.
- Inspected front entrance sign: ground light not fully powered and found gash in conduit. Board will be working to repair and resolve the lighting issue.
- Contact vendors to obtain 2026 contracts and worked to understand ongoing contracts

## Landscaping Maintenance and Pool

The grounds maintenance ends 12/31/2025. The board is working on obtaining bids from 3 companies, including Runyon, our current provider. The current maintenance plan includes mulching and maintaining all front beds, irrigation services, and mowing all common ground (A-E), and the corridor between Highway N and the homes on Katherines Cove. All bids will maintain this same level of service as it is the Boards job to maintain all common ground. The current Runyon contract can be found on our website <https://www.whwhoa.org/records.html>.

The Pool maintenance contract is with Pro Pool and is a 3 year contract ending in 2027. Pro Pool maintains the pool and cleans the bathrooms 3 times per week. Please contact the board with any feedback on Pro Pool's performance in 2025 so we can work to rectify issues in 2026.

## 2026 Member Dues

Member HOA dues will be mailed early 2026 or sooner, as we work to transfer management companies. Dues will be in accordance with the current Covenants: \$400.

Happy Holidays to you and your families.

Warmly,  
Your HOA Board