

# Wedgewood HOA

## Frequently Asked Questions

Last edited: 11/12/2024

### Who runs our HOA?

We have a volunteer board of neighborhood residents. There are four positions; President, Vice President, Treasurer and Secretary with 3 year terms, and rotating elections every year at our annual meeting. We also have a management company (Grandchester Meadows Inc.) that handles collection of dues and general administration tasks with seasonal violation inspections.

### How can I contact the board?

Email is best: [wedgewood.cary.hoa@gmail.com](mailto:wedgewood.cary.hoa@gmail.com). Using [wedgewood-bod@grandchestermeadows.com](mailto:wedgewood-bod@grandchestermeadows.com) - includes the Board and the management office.

### How will the board contact me?

Please share updated contact information with the board via the above email. All communication is by email, with the exception of a paper letter in October/November notifying you of our annual meeting, proposed annual budget and neighborhood updates. Notices will be placed in your mailbox at least 20 days prior to the annual meeting. Our annual Homeowners meeting is usually in December every year.

### How can I contact other Wedgewood homeowners?

You can use our neighborhood Facebook page. If you're not already a member, email the board. We also have a neighborhood google group that all homeowners are added to. [wedgewood-cary-homeowners@googlegroups.com](mailto:wedgewood-cary-homeowners@googlegroups.com)

### When are the dues due and how much are they?

Annual dues in 2025 are \$900 with the option to pay all at once January 1, or split into two payments of \$450 due on January 1 and July 1.

### What are the fees for late dues?

Beginning January 2017, we no longer offer a grace period for overdue dues. Dues not received by the due date will be charged a \$20 fee per month.

### How do I pay my dues?

Four Ways to Pay:

1. Mail personal check to Wedgewood HOA, PO Box 1149 Apex NC 27502 - NO CHARGE- (include reference to street address on check)
2. Automatic Direct Debit through management office – Taken out on the 1st or 15th of January and July.
3. Credit Card (4% of payment amount based on type of credit card used).
4. Bill pay through your bank - NO CHARGE - (include reference to street address on check)

PLEASE NOTE: All invoices are sent electronically to the email we have on file for you. If you are not receiving these emails, please let us know! You may email the management office at: [accounts@grandchestermeadows.com](mailto:accounts@grandchestermeadows.com), or call 919-757-1718.

### Where can I find the neighborhood covenants, covenant updates, bylaws and architectural review board (ARB) application?

They are under "Files" on the neighborhood Facebook page. If you do not have Facebook, please email the board and we are happy to provide you a copy. You can also view these documents and other helpful HOA information on the Wedgewood HOA website: <https://www.grandchestermeadows.com/wedgewood/>

## **When do I need approval from the Architectural Review Board?**

You do not need approval for:

- Adding a few small, seasonal plantings, flowers, vegetables or herbs to existing beds
- 5 or fewer decorative ornaments in your yard (as long as they're shorter than 24 in. and narrower than 18 in.)
- Holiday decorations
- Painting the exterior of your home or the decks or porches with the same color as before
- Any work on the interior of your home

You **do need** approval for most other landscaping changes, including but not limited to:

- Replacement of bushes within an existing bed
- Expanding an existing bed
- Adding a new bed
- Any new trees or shrubs added to or removed from your property
- More than 5 decorative ornaments in your yard (holiday decorations are an exception)
- Any decorative ornaments 24 in. in height or higher, or 18 in. in width or wider (except holiday decorations)
- Changing the color or material of the outside of your home
- Adding a fence, storage shed or other out-building
- Anything that may impact drainage in your yard or run-off to the neighborhood pond (for example, french drains or adding a patio). To minimize impact on our neighborhood pond, please choose semi-permeable or permeable materials for paths, garbage can pads, and patios.

The board is very lenient on approving projects, and it really helps minimize work for the volunteer board when the process is followed. Moving forward, the board will not be lenient when issuing warnings and fines as necessary. Our neighborhood covenants clearly outline what projects do and do not need approval, but if you are not sure if your home or landscaping project needs approval, just email the board! As noted above, most projects need approval.

## **What are the fees for architectural changes without board approval?**

If you begin work to your home or property without first completing the Architectural Review Board (ARB) process, you will receive a fine of \$100 and a warning letter to immediately cease work and fill out the ABR form within 7 days.

- If the form is not filled out within 7 days, a fine of \$50 per day will be issued until the form is received and completed properly with all information included.
- If work continues without ABR approval, a fine of \$100 per day will be issued.
- If a project/violation is already completed when a warning letter is issued, the homeowner will have 30 days to rectify the situation to the satisfaction of the board and comply with all covenants.
- If the situation is not rectified within 30 days, a fine of \$25 per day will be issued until the problem is corrected.

### **What is the penalty for breaking covenants?**

Violators will first receive a neighborly 'heads up', followed by a formal notice by email and in the mail.

- You will be given 30-60 days to rectify the issue (depending on how difficult the issue is to fix, if you are out of town when the notice is issued, if you will need time to obtain contractor bids, etc.).
- If it is a safety issue, or something that cannot wait 30 days (such as an un-mowed lawn), and the homeowner has not been responsive, the HOA board has the authority to correct the problem and bill the homeowner.
- If the violation is not rectified, a fine of \$50 per month will be assessed.
- Repeat offenses for the same violation within a year will result in a \$100 instant fine in addition to \$50 per month.
- Unpaid fines follow the same collections procedure as unpaid dues.

### **What do I do if I notice a dying or dead tree on HOA property? Or if a tree branch is hanging over my property from an HOA tree?**

Any concerns with trees or bushes in the common areas should be addressed with the board. If you notice a dying tree on HOA property, please notify the board so we can have it removed. Common area property borders everyone's backyards (except 804 LGW). Please also contact the board if there are any tree branch issues. The board will pay for an arborist to provide professional advice and input.

### **What about street parking?**

According to our neighborhood covenants (Section VII 7.15 and Article I Part A 1.11), on-street parking by homeowners, their family or their residents is not allowed. In addition, there are Town of Cary laws about street parking. These laws apply to our neighborhood:

- No vehicle may be parked within 15 feet either way of a mailbox Monday through Saturday from 9AM to 5PM except federal holidays.
- No vehicle may be parked within 15 feet of a stop sign.
- No vehicle may be parked in front of a private driveway.
- No vehicles in cul-de-sacs may be parked straight on facing houses. Vehicles must be parked along and parallel to the curb.
- No parking anywhere within 25' of any intersection.

We do not want to involve the Town of Cary with parking violations. Obviously, there are temporary situations street parking is necessary, but please make every effort to keep cars in your driveway.

### **How do I get a new mailbox or mailbox part?**

You are required to replace your mailbox with the approved mailbox for our neighborhood.

Mailboxes may be purchased directly from Lowes:

Gibraltar Elite Large Metal Black Post Mount Mailbox

The other parts of our mailboxes were custom made for the Wedgewood neighborhood. The 1.5 inch gold numbers, 3 inch diameter posts, finials, and bellflower scrolls need to be purchased from Zbox Inc. The custom font gold numbers can be mailed to you for self installation. Please email

[eric@zboxinc.com](mailto:eric@zboxinc.com).