

WEST PARK HILLS NEWSLETTER

June, 2025

Your Association Board meets the first Tuesday of the month at
Community of the Cross Church, Old Shakopee and Bloomington Ferry Road, beginning at 6:00 p.m.

Your Board Members are: Rod Wooten, President; *Open Position*, Vice President; Carol Pelzel, Secretary;
Carol Pavlik, Treasurer; Lisa Feldner, Landscape & Grounds;
Open Position, Rules & Regulations; Brent Regan, Maintenance & Architectural; Wayne Evavold, Member At-Large

If you have any questions/concerns, please call the Association Hotline Number – 612-236-9298
or e-mail the Association at - westparkhills@live.com
West Park Hills website – www.westparkhills.com

A Note from the President

Hello, West Park Hills!

We have come through a mild winter with anticipation of an enjoyable spring and summer! My time as a homeowner these past eight years in our community has sprung many joys for me which include being the Association President. Gods' Blessings are great!

I'm excited to share with you information on events and activities we've planned for the remainder of the year.

An announcement since our last Annual Meeting is that **Tim Hinz**, our maintenance contact has stepped down from the Board after 12 years of service. We wish Tim the very best and appreciate all he has done for our Association. **Brent Regan** has accepted the role of Maintenance contact after relinquishing his role as Vice-President. This change has expanded the need to bring on **two additional Board members** to assist in managing operation of our HOA. Please reach out by phone or email to the Association for an opportunity to help us maintain self-management which keeps our HOA dues low.

In two years (2027) we will celebrate 50 years as a community. At our Annual Meeting in October, 2025, we plan to recognize residents who have lived in West Park Hills for 25 plus years. If this represents your household, please **email** or **drop** in the **WPH box** your name, address and when you purchased your home in our West Park Hills community.

Lastly, I am proud and honored to live in this community as I moved here after researching how West Park Hills homeowners and renters exemplify neighborly respect and support of each other. We,

the Board, encourage you to continue being respectful and supportive of each other through:

- Avoiding excessive noise after 10 p.m.
- Maintaining a leash and proper cleanup of pet discharge in and outside your yards
- Watering your yards (water for yards paid by WPH)
- Reporting damage of common property within our community (mailboxes, light/address poles, etc.)

As you read through the many points of activities and information shared by Board Members, my desire is that you can be assured that we strive to have an inclusive and vibrant Homeowners' Association community where all feel welcomed!!

Respectfully,
Roderick Wooten
President
West Park Hills Homeowners Association

We Need You!

The Vice-President and Rules and Regulations and Board positions are currently open. We encourage you to consider serving on your Board. This is an excellent opportunity to gain a deeper understanding of your Association and to connect with the residents of your community. If you are interested or have questions about these positions, please send an e-mail to westparkhills@live.com or leave a message on the Association's hotline at 612-236-9298.

Pet Owners

Please pick up after your pet on a **daily basis** to avoid odors and unsightly conditions on the property. Many homeowners do not have pets and do not appreciate dead grass or feces on their lawn to pick up after. In addition, the mowing crew and

Association staff walk the grounds often and would appreciate your cooperation in keeping the lawn free of pet feces. The Association bylaws state the following in Article #6:

- The owner of any pet is solely responsible for cleaning up after his or her pets on a **DAILY** basis. **This includes BOTH the pet owner's yard and any other yards which his or her pets may have soiled.**
- ANY damage to the landscaping or the exterior of the home by a pet must be repaired at the expense of the pet owner within thirty (30) days. Sod, not grass seed, must be used to repair lawn damage.

You **may incur a warning and/or a fine(s)** upon violation of the pet policy bylaws.

Also, dogs must be restrained and/or on a leash at all times no matter what time of day.

Landscape & Grounds Update

LAWN CARE (MILLER MAINTENANCE)

Miller Maintenance will **mow on Wednesdays** throughout the summer, weather permitting. Please move hoses and sprinklers from lawns on mowing day so the crew does not have to move them and/or damage them.

If you sustain any lawn or structural damage you feel is caused by the Miller crew or equipment, you must report the damage within 15 days of the incident in writing (email or paper copy is fine), with pictures. You may submit it to the Association email at westparkhills@live.com or deliver to the black mailbox at 10515 Decatur Circle.

The Association does not have a sprinkler system, so homeowners are asked to water the lawn, young shrubs and young trees (1-2 years old). The Association provides hoses, sprinklers, and outside water. If you need a hose or sprinkler, call the hotline at 612-236-9298 and leave a message, or fill out a request and put it in the black mailbox at 10515 Decatur Circle. As a reminder, all hoses and sprinklers should be stored inside your garage for the winter to prevent damage and extend the life of the equipment. **NOTE: PLEASE SUBMIT ALL SPRINKLER AND HOSE REQUESTS FOR CONSIDERATION NO LATER THAN MAY 31.**

LANDSCAPING REQUESTS

If you have a request for tree, lawn or landscape work to be reviewed or completed, please submit it in writing and place the completed form in the black mailbox at 10515 Decatur Circle or submit a form to the Association email at westparkhills@live.com. Please include pictures and/or drawings as necessary. Requests will be reviewed, considered and prioritized according to the Landscaping and Grounds available budget.

AS A REMINDER, PLEASE SUBMIT YOUR NAME, ADDRESS, PHONE NUMBER AND EMAIL ADDRESS WITH ALL REQUESTS.

More information about Miller Maintenance and summer landscape and grounds work is included under separate attachment to this email.

Architectural and Maintenance Update

Work will continue on replacement of garage aprons, steps and sidewalks. Ten garage aprons are scheduled to be completed this year.

Should you have any maintenance or architectural requests, please complete the appropriate form found on the Association's website at westparkhills.com You may submit this form via e-mail to westparkhills@live.com or place in the Association mailbox located near 10415 Decatur Ave. S.

Organic Services

Residents without city curbside organics service, including our townhome, can bring your food scraps and non-recyclable paper to organics drop-off sites located in Bloomington (check out City website). These sites are offered at NO ADDITIONAL COST to residents. You must sign up to use the organics drop-offs. A welcome kit will be delivered to residents who Sign up at : [Organics drop-off registration | City of Bloomington MN](#)

Problems and/or Complaints

All complaints or problems concerning the homeowner's unit or area must be filed on the "Request Form" which can be found on the Association's website (westparkhills.com). Phone

complaints will only be accepted on an emergency basis.

Townhome Sales

Several townhomes within our Association have sold over the past 12 months. Prices have ranged from \$190,000 to \$284,000.

Homeowner Contact Information

If you have not already provided the Association with your contact information (email address, telephone number, and emergency contact information), please do so promptly. This information is crucial for emergency response and facilitates communication with homeowners. The form is at the end of this newsletter and can also be found on the Association's website (westparkhills.com).

Westpark Hills Website

Check out the Association's website at westparkhills.com. The site contains much information about the Association including copies of the Treasurer's report, minutes, forms, etc.

Dues Payment

The 2025 dues are \$240 per month (including \$58.28 for insurance). Please be prompt in making your payment.

All homeowners are responsible for the payment of their Association dues in a timely manner. A \$25 late fee will be charged after the 15th of each month.

Payment may be mailed to the Association:
WPHHOA
PO Box 385758
Bloomington, MN 5548

Or, put your check in an envelope (new or used) and place in the Association's mailbox located near 10415 Decatur. When placing your check in that mailbox, please be sure it drops into the box and does not remain in the opening. Please make sure your address is included on the check.

Although our HOA does not accept electronic payments due to additional costs and accounting associated with it, homeowners may use their bank's bill pay service to pay their monthly dues.

Most banks offer this service, which differs from electronic payments in that upon request by the

payer, your bank prints a check for the payment and then mails the check to the payee on your behalf. The process is initiated online which means you no longer have to worry about physically writing out a check for your dues; this is especially helpful when you have all of your other bills set up to be paid online.

As the payer, you set up the bill pay online and may choose to set up a recurring payment that is automatic each month or you may initiate a one-time payment each month. Use the information below when setting up WPH as a payee in your online bill payment setup.

Payee: West Park Hills HOA
Payee Phone Number: 612-236-9298
Payee Address: PO Box 385758, Bloomington, MN 55438



HOMEOWNERS ASSOCIATION
P.O. BOX 385758
BLOOMINGTON, MN 55438-5758

Homeowner Contact Information

Please complete this form for the West Park Hills Association records. Emergency contacts will only be contacted in case of an emergency and the homeowner cannot be contacted.

Homeowner Information	
Name(s):	
Address:	
Primary Phone #:	Secondary Phone #:
Email:	

If Rental Property:	
Name of Renter:	
Phone #:	E-Mail Address of Renter:

Emergency Contacts	
Contact 1	
Name:	
Phone #:	Relationship:
Contact 2	
Name:	
Phone #:	Relationship:

Please return form via email to westparkhills@live.com; place in the Association's mailbox; or mail to West Park Hills Homeowner's Association, PO Box 385758, Bloomington, MN 55438-5758