

WVA CONDOMINIUM LIAISON REPORT APRIL 15, 2025

To the board and the membership of the WPA.

The WVA held their monthly meeting last night, and asked me to present the following Condominium Liaison Report.

In January, February and March of 2025 Stan Earnhart stated publicly that the WPA had correspondence from their attorney that advised the WPA it was not responsible for paving the areas within the WVA per its requests that began in 2021.

On March 26, 2025 Robert, WPA office manager notified me that the documents Stan had stated would be provided are ready. I picked up the papers that same afternoon. After having reviewed the documents I found that there was one document dated March 28, 2024 from attorney Crosby which stated there was a conflict of interest and no formal response would be provided.

Of the 20 pages I received, many of them are comprised of an incomplete Consumer Affairs complaint, which in part addressed the paving issue among other things. However this complaint was incomplete as it does not include the WPA answers to the complaint.

In the consumer Affairs complaint the WPA answered the issue of paving by stating "Per the minutes from February 2010, Karl Getman -President, acknowledged that the WPA HOA is responsible to pave the roads only and not the parking lot. The areas mentioned by Mark Ricketts are not the roadway." To my knowledge Karl Getman is neither an attorney nor an expert in land records. Additionally Karl Getman was removed from the board in 2010. Again, the WVA presented a copy of the deed where the WPA deeded property to the WVA, where it clearly states the roads including ingress and egress. Ingress and egress

consist of all areas where pedestrians and/or vehicles travel on to enter or exit roadways.

Further the statements regarding having and will be providing written legal advice given by the WPA attorney which states the WPA is not responsible for any roads in the WVA made by Mr. Earnhart to the Board and the membership of the WPA during the above mentioned meetings are false and misleading, and non-existing. We can only conclude that these statements were made due to either negligence or they are deliberately false in order to justify an incorrect position that the WPA is not responsible to pave these areas as requested.

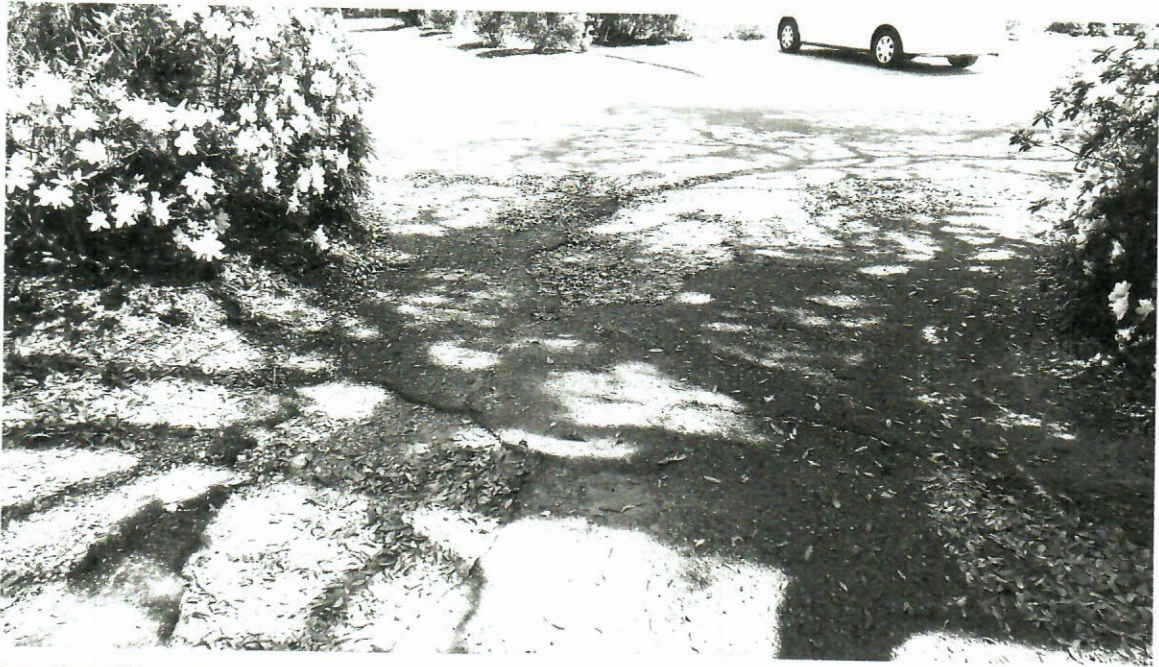
The WVA has provided legal documentation showing it is the WPA's duty to repair these areas. Therefore the WVA renews its request for the WPA to pave the areas as asked for since 2021. The WVA members have always been paying the same amount in Wedgefield Plantation Association Fees as all other home owners, meaning our total contribution is over \$50,000 and only a small portion would take care of the requested repairs, so there is no reason whatsoever our roads should be exempt.

Attached are pictures of the affected areas.

WVA RESPONSE TO WPA ROADS REQUEST APR 25



Ingress/Egress 176 – 158 Wedgefield Village Rd



Ingress/Egress 81 Pool Place

158-174 Weddelfield Village Rd
Ingers/Ingers

