



The Wellington Connect

Dear Neighbors,

Welcome to our Summer Edition! ☀️

Summer is here, and with it comes the need to stay mindful of lawn care and watering practices. Please remember to follow the city's current watering guidelines. However, if you've recently laid new sod, be sure to hand water it daily for the first 2-3 weeks to help it take root and thrive. 🌱💧

Congratulations to all the recent neighborhood graduates—we're proud of your accomplishments and wish you the best in your next chapter! 🎓✨

Build It Right—Get the ACC's Green Light!

To keep our neighborhood style and aesthetic uniformity, all homeowners are reminded that they **must get approval** from the Architectural Control Committee (ACC) if they plan to make any changes to the outside of their home. This includes but not limited to:

- **Window or door replacement** 🪟
- **Removing trees from front yard** 🌳
- **Major landscape changes to front yard** 🌿
- **Installing new roofs, gutters and fences** 🏠
- **Staining fences** 🪵
- **Color approval for paint, stain and shingles** 🎨
- **Painting house trim, front door(s) and garage** 🚪
- **Adding pools and pergolas** 🏊‍♂️



Please note that our HOA will NOT approve painting the outside brick on houses.

IMPORTANT: It is the homeowners responsibility to understand the policies of the HOA before making any changes to the outside of their home.

Should a homeowner not get approval before the project is done, the homeowner may be faced with having to make changes to the project at the cost of the homeowner. Also you can be subject to fines, liens, etc. as stated in our governing documents.

For additional information please go to the Spectrum website at www.spectrumam.com and click on “ For Homeowners” at the top of the homepage. All governing documents as well as additional documents regarding flag placement, exterior home and landscape guidelines, etc. are listed for your convenience. To fill out a form for your project, click on “Property Improvement Request”. We appreciate your cooperation.



Wellington Real Estate Update

Curb appeal matters more than ever.

First impressions shape buyer interest, and homes with strong curb appeal can sell faster and for a higher price. A study by Michigan State University found that a well-landscaped home can **add 5% to 11% to its perceived value**. For a \$500,000 home, that's an increase in value of \$25,000 to \$55,000 more. These statistics reinforce what real estate professionals already know: curb appeal isn't just about aesthetics – it's about Return On Investment. Curb appeal sets the tone for buyers entering your home and has a direct effect on how your home is perceived.

Economist Outlook:

We are one step closer to a rate cut by the Federal Reserve as consumer price inflation continues to calm down. The latest inflation rate of 2.3% is the slowest rise in about four years, but still above the target inflation rate of 2%. Prescription medicine prices rose by 2.3% even as non-prescription drug costs fell by 1%. These costs could dramatically change in the upcoming months, though they comprise just 1.3% of the overall consumer budget and inflation calculation. Medical service costs like visits to the doctor and hospitals take up a larger proportion, and these costs rose by 3.1%.

The jumbo heavyweight of inflation is housing costs. Comprising one-third of the budget, that cost rose by a hefty 4%. Getting home costs under control with more housing supply will be the key to getting overall inflation fully tamed and for the Federal Reserve to “normalize,” which in my view means 4 to 6 additional rate cuts. Fed rate cuts with high inflation will not result in lower mortgage rates. However, rate cuts because of falling inflation will mean meaningfully lower mortgage rates.

(Lawrence Yun is Chief Economist for the National Association of REALTORS®.)



May Yard of the Month Spotlight

We're celebrating homeowners who go the extra mile to keep their lawns lush, tidy, and full of neighborhood pride. **Congratulations to our May YOTM winner:** 6800 Alcove Lane! Check our website for upcoming and past winners.

Wishing everyone a safe and sunny summer season. Thank you for helping make Wellington at Preston Meadows a great place to call home. ☀️🌳

— Your HOA Board (Keith, Rob, & Dave)