



December 2020

THE WOODS Watch

The Woods of Strongsville Home Owners Association

P.O. Box 361082 • Strongsville, Ohio 44136-0019 • 440.732.0906 • www.woodsofstrongsville.com

Summary of Monthly Board Meetings and Other Neighborhood Happenings

This summary of topics discussed and other news prepared by Mary Averill, Communications.

Season's Greetings from the Woods of Strongsville Board of Trustees! We hope that this mailing finds your family safe and healthy. We know that there are a variety of Healthcare workers, First Responders, and Essential Workers living in our development. Not only do we wish continued health, strength, and safety for them, but importantly our thanks and gratitude for their efforts. **THANK YOU!**

Due to the pandemic restrictions this past year we were unable to hold the annual homeowners meeting. In lieu of the annual meeting, each of the board members has included their report that typically would be presented at the Annual Meeting.

As an effort to contain costs and be environmentally friendly, the board announced in 2019 the intention to go paperless by end of 2020. As you are aware, even for-profit business and organizations are sending information electronically eliminating the costs for printing, copying, and mailings. As an Association, we implemented the following, and as such, this will be the final mailing you will receive:

- **Sending email blasts from the website and posting information on both the website and Facebook to get information to our homeowners.**
- **We asked all homeowners in 2019 to sign in to the new website to register and provide email addresses.**
 - So far, 189 families are registered. That is a great start, but not quite enough. Please go to woodsofstrongsville.com, click on Account Registration, create a login and profile. This will get you registered and will be our primary means of communications with you. We do not want your family to miss any important information!

This registration information will also be used to update our homeowner database. **Please fill out your profile form with as much info as you can. If you are already registered on the site, please re-visit and make sure your profile is completed as much as possible.** We need accurate ownership information for proxy and voting on Association issues in addition to billing purposes. We are working on updating the database and you may be contacted by a board member or representative for verification. The updated database and Covenants and Restrictions now reside on the website behind the wall. Only registered users can access this information.

Joe Bush, *President* | president@woodsofstrongsville.com

Tom Newbould, *Vice President & Special Projects, Architectural Review*

vicepresident@woodsofstrongsville.com
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Dawn Massie, *Secretary & Block Watch*
secretary@woodsofstrongsville.com
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Dave Swiggett, *Treasurer* | treasurer@woodsofstrongsville.com

Chris Reuter, *Landscaping & Maintenance*
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Heather Hicks, *Activities* | activities@woodsofstrongsville.com

Mary Averill, *Communications* | webmaster@woodsofstrongsville.com

Please contact any trustee with your questions and concerns.

Thank you to the homeowners who paid their annual dues, as required in our Covenant and Restrictions. As stated on the invoices mailed to each address in the association, the payment is due January 31. **(Please note that annual dues can also be paid online at our website, home page.)** Late notices are then sent out starting in February and late fees are accrued for up to six months. Households that do not pay the annual dues will then have a lien filed against their property. Currently there are six (6) homeowners who have not paid their dues for 2020. There are an additional remaining three (3) homeowners where outstanding liens remain. Please contact the Association Treasurer with issues regarding your payment of your annual dues.

There were several initiatives implemented this past year including reestablishment of the block watch committee, landscape committee suggested enhancements for the Ellsworth entrance island, establishment of a courtesy card program, website enhancements, and social activities to name a few. As always, we are looking for volunteers to help as trustees or assist with the various committees.

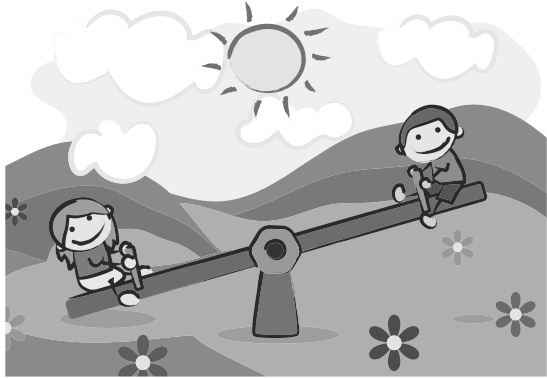
We look forward to seeing you at the Annual Meeting and hope that you plan on attending when it is safe to schedule. Please contact me or any of the board members if you have any questions.

Best Regards, Joe Bush, *President*
and The Woods of Strongsville
Home Owners Association Board of Trustees

Vice President and Architectural Review

(Tom Newbould)

During 2020 – a revised capital assessment was completed.



The year kicked off with new playground being finished in early January. The move to install it over the winter, instead of the spring saved the association around \$3,500 and buying the material at 2019 prices – (before the 2020 cost increase) saved the neighborhood another \$2,136. We appreciate the work by Playground Committee to do such a wonderful job finding a great mix of activities on the limited budget that was provided.

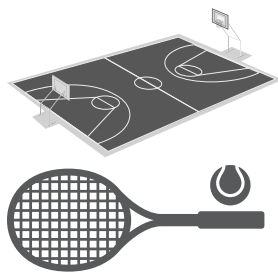
The Board heard the concerns of some of the residents about the island entrance. The Landscape Committee was called into action and developed a wonderful new plan for the island. The work was bid out to 5 companies and Shonhut was selected. The committee and Board decided it would be best to start that work in the spring of 2021. The funds have been accrued and work will be completed in April/May.

Decisions still have to be made on the way forward with the Tennis/Basketball Courts. That is by far the largest reoccurring capital expense the neighborhood faces. Besides the resurfacing of the courts that takes place every few years, the fence is 25 years old and really starting to show it's age. The Board will be looking for feedback from you in this upcoming year.

The other smaller capital item on the books for 2021 is sidewalk repair for the areas of the common property. There are a few areas that need attention.

Architectural Review

During 2020 – 13 projects were approved by the Board – the projects included, fences, patios, decks, and a pool. Please remember, to have your project approved by the Board BEFORE going to the city for your permit. To assist you, if you can't find yours, the C&R document can be downloaded at <http://bit.ly/woodsc+r>.



This Applies To Most External Projects

Remember, if you are planning any external improvements or modifications, you must submit plans to architectural review, before starting work or applying for a city permit.

This includes fences, mailboxes, all types of patios, decks, sheds, arbors, hot tubs, in-ground pools, spas ... please refer to your C&R document for guidelines. You will need to send a letter with your plans to the Woods PO Box or e-mail at ArchitecturalReview@WoodsofStrongsville.com.

The plans must include the following four items:

1. Outline with dimensions of the proposed structure drawn on a topographical map of your lot, showing placement within your property and proximity to other lots and structures.
2. Bird's Eye View of the structure to show deck planking, walk pattern, etc..
3. Profile View of the structure to show how it will look to a standing viewer.
4. Type of Materials, Color and Finish of the structure.



For most requests, the Board can give approval within a week, but for more complex, new types of projects, or if individual Board members have questions, it may have to be discussed at the next monthly Board meeting, and may take several weeks for approval. Please plan accordingly.

Treasurer Review

(David Swiggett)

In 2020 we saw total revenues of \$57,626 with total expenses of \$72,840. Part of the expenses was the final payment (which was from both operating and reserve funds) for the playground equipment that was installed this year. There were no other major outlays of cash for 2020.

For everyone's knowledge 2021 dues will remain the same as last year and will be due 01/31/2021 via check or PayPal. Online payment portal is on our home page, at the bottom, www.woodsofstrongsville.com. Payments postmarked after 01/31/2021 or received via PayPal after that date are subject to a \$15 late fee for every month late. For payments online, please wait til 1/1/2021 to make your payment (late fees are added for 2020 currently). Should there be an issue making your payment in a timely manner please let me know.

I am available via email to address any concerns. treasurer@woodsofstrongsville.com

The WOS Board wishes you and yours a blessed, safe and healthy holiday season.

Secretary & Block Watch Committee Review

(Dawn Massie)

Attended and took minutes at all scheduled meetings and published on HOA website.

Continue to work on updating database for HOA membership.

Welcomed new homeowners with a gift of pie and a copy of The Woods of Strongsville C&R's.

Block Watch Committee

Had Block Watch Meeting with volunteers. Open positions available, please contact Dawn Massie (secretary@woodsofstrongsville.com)

Created Courtesy Card Program for WOS residents to keep home values up and continue having the high standards that help keep our neighborhood looking great.

Block Watch volunteers walk the neighborhood and give reminders to homeowners not following agreed Homeowner Covenants and Restrictions.

Notices are then sent to Homeowner Association Board after multiple attempts for discussion on correction for further handling.

Courtesy Card Program

An area of concern for all residents is keeping home values up and continuing to have a great looking neighborhood. As a homeowner coming in and leaving every day, you may not be taking a good look at your house and yard. The Board has created a Courtesy Card Program to remind residents of various areas of needs around your home. The Block Reps will be working with Dawn from the Board and knocking on doors to talk to residents about various needs or leaving a courtesy card.

Landscaping/Maintenance Review

(Chris Reuter)

Sent out RFQ for landscaping services. Then reviewed the quotes, and awarded a contract for the landscaping and maintenance of the common areas for the next 2 years.

Walked and reviewed with our arborist the common areas that had trees and shrubs. Arranged for the arborist to take care of any trees and bushes.

Received a bid for the maintenance of the street sign posts. This maintenance included power washing of the old posts, primer being applied (not done originally) and two coats of paint. Should last 10 years or more.

Landscaping Sub-committee sent out RFQ and received bids for the redesign of the entrance island. This work is scheduled for Spring 2021.

Activities Review *(Heather Hicks)*

This year has been a bit different for activities in the neighborhood. We started out with a successful **Woods Night Out at the Brew Garden this past February**. Then as factors changed many of our activities had to be cancelled to remain safe. **In July we placed flags on the tree lawns** to help celebrate and unite the neighborhood for the 4th. Bonnie and Tom Newbould coordinated the first ever **Turkey Trot and Family Fun Run**, which was a big success! December brings us the first **Light Up the Woods** holiday decorating contest. 2020 has brought many changes to how we celebrate. However, as a result, some new events have been created and we look forward to making 2021 a fun and safe year. Please keep checking the website and our Facebook page for updates, log in to our website so that you may receive emails for upcoming activities.



First Annual Turkey Trot & Family Fun Run was a huge success!!!

On Thanksgiving Day, 9-11am, neighbors, families and friends got together and participated in this safe, outdoor, first-ever event. Runners, walkers, dog walkers, joggers, families, etc., got out, had some fun, saw neighbors at a safe distance. T-shirt, ticket, medal and snacks were had by all! Enjoy the experience in pictures on our Facebook Page or on our website at <http://bit.ly/WoodsTurkeyTrot>.

Light Up the Woods!

Our holiday decorating contest is underway as this newsletter is being produced. \$50 prize will go to those winners' (announced after 12/20/2020) homes that are: The most lit up, best overall, most kid friendly. Stay tuned for the winners announcement!

Build a Snowman Contest!

This January! During January, please post a picture of the snowman you built on our Facebook page <http://bit.ly/WoodsFB> or email activities@woodsofstrongsville.com. At the end of the month, the competing snowmen will be judged and the winner (best overall) will win a hot chocolate basket. Stay tuned, if mother nature doesn't align with our plan, this contest will be extended into February.



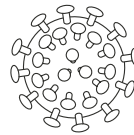
Pet Concerns

The Board would like to remind everyone to please be a considerate neighbor and, when you take your pet out for a well-deserved walk, **clean up after your pets** if they leave a “present” on someone’s front yard or in one of the common areas of the development. It is appreciated.

ALSO, dogs are animals and even though you may think that your canine is yard trained, you never know what can set them off and make them run and attack or scare people who are walking. With most everyone in the neighborhood confined to their houses, there are a lot more people and people with dogs walking, you really should ensure you have control of your animal for everyone’s sake.

COVID-19

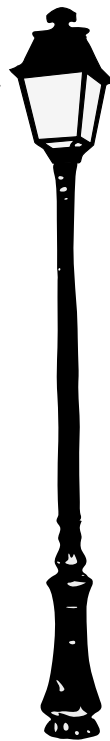
As Ohio continues to combat the COVID-19 pandemic, Governor Mike DeWine has issued an order mandating masks be worn in public STATE WIDE. Gathering restrictions remain at a 10-person limit. Please stay safe and healthy. As COVID cases and circumstances change daily, for the most updated, accurate information and living guidelines regarding COVID-19 in Ohio, we suggest you visit coronavirus.ohio.gov.



Is your Lamppost Working??

The only source of light that we have throughout the neighborhood is the lamppost at the end of your driveway. Is yours working?? If your light is not working, we have discovered a few of the more common problems and suggestions for repair.

1. Make sure the switch in your house is turned on for the light. (most of the switches are in the foyers). Could also be a tripped GFI button on an indoor outlet (just push reset button, typically red, or the top one).
2. Check the outside outlet closest to the lamppost – make sure the GFI button did not pop. Reset if it did.
3. The automatic sensor may need to be changed. You can pick up a new one at Home Depot or Lowes for around \$12 – and it is very easy to change.
4. Change the light bulb. Bulbs with dusk-to-dawn sensors are available for \$6-8 at Home Depot or Lowes.



We have found that nearly all of lights that are not working can be fairly easily fixed. If none of these suggestions work for you, you may need to contact an electrician.



Trash and Recycling Pick-Up Rules

Republic Waste will ONLY pick up trash and recyclables in plastic bags. No loose trash will be collected. Sealed plastic trash bags may be placed in a trash can placed at the curb to protect the bags from damage. This is in effect until further notice, for safety reasons. If you prefer, you can still dispose of large items at our transfer station at the Service Center, 16099 Foltz Parkway, will be open regular hours: Monday through Friday – 7 a.m. to 4:30 p.m.; Saturday – 8 a.m. to 2 p.m.; Sunday – 10 a.m. to 4:30 p.m. For more information, please go to <http://bit.ly/SVwasterecy>.

Holiday Recycling

Please do not place **holiday lights** (tangles) in your curbside recycling. Tangles, including holiday lights and power cords, cannot be recycled in your home recycling bin and will cause problems and shutdowns at the local recycling facility. Light strings can be donated to the Cleveland Metroparks Zoo **Light for Lions** program. Supports lion and cheetah conservation efforts. Drop off bins are at the Zoo gates until January 31! (<http://bit.ly/CLEZOOLights>) During the Christmas season, retailers including Home Depot and Lowe’s Home Improvement have collection bins.

Getting or giving a new phone or tablet? Drop off its predecessor at any retailer that offers in-store recycling services (EX: AT&T, Best Buy, T-Mobile and Verizon) and through municipal computer recycling. Can also be donated to local community service organizations that will reuse them. For local donations, see the link below or request a copy of the book *Pass It On: A Resource-Full Guide to Donating Usable Stuff* (<http://bit.ly/CLEpassiton>). You can also check out a full list of available publications (<http://bit.ly/RECYpubs>) from the District or use our Publication Request Form (<http://bit.ly/CUYpubreq>).

What Do I Do With?... Usable Goods

Donate unwanted clothes, toys, furniture, household goods, holiday decorations and other unwanted items to local nonprofit organizations that reuse or resell the items to support their work in the community. Learn more about donating usable goods. (<http://bit.ly/CLEpassiton>)

For more information on waste and recycling, please log onto our website at woodsofstrongsville.com/waste-recycling