



December 2021

THE WOODS Watch

The Woods of Strongsville Home Owners Association

P.O. Box 361082 • Strongsville, Ohio 44136-0019 • 440.732.0906 • www.woodsstrongsville.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, most importantly, our thanks and gratitude for their efforts. THANK YOU!

Unfortunately, like last year, we were unable to hold the annual homeowners meeting due to the pandemic restrictions. In lieu of the annual meeting, each of the board members has included their report that typically would be presented at the Annual Meeting. The board realizes that there may be questions from homeowners that typically would be asked and discussed at the annual meeting. We are asking that you submit the questions on the website. The board will answer the questions and post on the website. Additional information will be provided in the report from the Web Site and Special Projects trustee.

As an effort to contain costs and be environmentally friendly, the board announced in 2019 the intention to go paperless by end of 2020. We made considerable progress this past year in new registrations for the association's website but still need homeowners, especially new homeowners in 2022 to register and provide email addresses on the website. We asked all homeowners in 2019 and 2022 to sign into the new website to register and provide email addresses. The website, email blasts, and Facebook postings will be our primary means of communication and we do not want your family to miss any important information.

This registration information will also be used to update our homeowner database. 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 Covenants and Restrictions now reside on the website, accessible when you log in. Go to main navigation, Members/Documents. Only registered users can access this information.

Each of the other board members will provide a recap of the activities associated with their board functions this past year. I do not want to step on their presentations but want to highlight the completion of the improvements to the entrance to our development at Pearl and Ellsworth. Thank you to the

committee that assisted with that project. In addition to the neighborhood social activities that were able to continue this past year including home decorating contests for Halloween and Christmas, Snow Man contest, Easter Egg Hunt, July 4th parade, and the second annual Turkey Trot.

The board received several complaints this year regarding homeowners not adhering to the Covenant and Restrictions of the HOA including RV and jet skis stored for extended periods. Additional complaints included raised sidewalks, trees and shrubbery blocking sidewalks, unlit lampposts, trespassing on neighbor's property, and misuse of common property. Please be considerate of your neighbors. The Covenants and Restrictions were put in place when the HOA was started to help maintain property values for homes in the development.

We had a short period of car break-ins that was prevalent in the Strongsville and Brunswick area. We asked for increased police presence during that time. Please keep your cars locked in your driveway and keep valuables hidden inside. Recently, homes in the Strongsville area have been broken into through sliding patio doors. Please make sure they are secure.

There were several initiatives implemented the past two years' 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 when we are able to hold it 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

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

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

Tom Newbould, *Vice President & Special Projects, Architectural Review*
vicepresident@woodsofstrongsville.com
architecturalreview@woodsofstrongsville.com

Dawn Massie, *Secretary & Block Watch*
secretary@woodsofstrongsville.com
blockwatch@woodsofstrongsville.com

Dave Swiggett, *Treasurer* | treasurer@woodsofstrongsville.com

Chris Reuter, *Landscaping & Maintenance*
landscaping@woodsofstrongsville.com

Heather Hicks, *Activities* | activities@woodsofstrongsville.com

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

Please contact any trustee with your questions and concerns.

- **The big question for next year, is what to do at the tennis courts.** The courts need to be resurfaced and the price tag for that job is just over \$20,000. Also, the nearly 30 year old fence is really in bad shape. There are a few options.
 - Move forward and spend the \$20,000 for the leveling and resurfacing and that should last for about 5 to 6 years.
 - Remove the courts all together and eliminate that on going expense.
 - Keep one court and remove one – cut the future expenses in half.



We will be surveying residents to get everyone’s opinion on the options.

Vice President and Architectural Review

(Tom Newbould)

Capital Projects/Maintenance

- Thanks to Kim Windnagel and the Landscape Committee for developing and implementing the beautiful new Island design at the front entrance.



- During the Fall, 5 areas around the development had the sidewalk cement leveled to eliminate hazards. If you are interested in getting your sidewalk, driveway, front steps, etc... repaired, Give Erika at Jag Lifting Solutions a call, erika@jagliftingsolutions.com (440) 494-3359 – they did a great job and were the best price of the three companies that we contacted.
- There are a few maintenance items on the docket to be completed next year
 - The Gazebo needs to be stained.
 - The storage shed is in bad shape and needs repair.
 - Some of the old playground equipment needs painting and other minor adjustments.

Architectural Review

During 2021 – the following projects were approved:

- Shed (3)
- Deck Replacement (2)
- New Cement/Stampcrete Patio (2)
- Fences (3)

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. Questions? Call the Woods Hotline at 216-556-0722.



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.

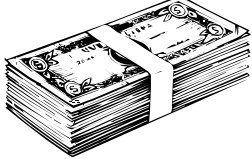
The plans must include the following four items:

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)



As of 12/20/2021 we saw total revenues of \$66,273 with total expenses of \$57,383. The revenues stated are higher than average due to the collection of delinquent dues payments from a couple of homeowners. There were 2 major outlays of cash for 2022, we completed improvements on the entrance island as well as higher than average legal expenses.

For everyone’s knowledge 2021 dues will increase to \$215 and will be due 01/31/2022 via check, Zelle or PayPal. Online payment portal is on our home page, at the bottom, www.woodsofstrongsville.com. Payments postmarked or received via PayPal or Zelle after 01/31/2022 are subject to a \$15 late fee for every month late. For payments online, **please wait til 1/2/2022 to make your payment** (late fees are added for 2021 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.

Secretary, Welcoming & Block Watch Committees Review (Dawn Massie)

As secretary, I attended and took minutes at all scheduled board meetings and published meeting minutes on our website for Woods homeowners to view. I continue to update and maintain database for Homeowners Association membership as information is received. I assist in homeowners inquiries when requested and/or forward to appropriate board member.

Welcoming Committee

I welcome new homeowners with a gift and a copy of The Woods of Strongsville Covenants and Restrictions. **We are looking for a volunteers for this committee, it’s a nice way to meet new residents and make new friends!** Please contact any board member if you’d like to join us on the Welcoming Committee. Thanks for your consideration, it is much appreciated.



Block Watch Committee

please contact Dawn Massie
(secretary@woodsofstrongsville.com)



We are continuing the use of our **Courtesy Card Program**, created while assisting Woods of Strongsville residents to keep home values up and continue having high standards that help keep our neighborhood looking great. Volunteers walk the neighborhood and give homeowners reminders for not following agreed Homeowner Covenants and Restrictions. Notices are then sent to HOA Board after multiple attempts for discussion on correction for further handling. INTERESTED VOLUNTEERS can contact Dawn at secretary@woodsofstrongsville.com.

Landscaping/Maintenance Review

(Chris Reuter)

Renewed the contract for the landscaping and maintenance of the common areas for the next 2 years. Only a 10% increase in cost.

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 that need trimming/pruning/removal.

A shout-out to the Landscaping Sub-committee for the redesign of the entrance island. This work was completed during the summer of 2021.



Activities Review (Heather Hicks)

The Woods of Strongsville had a successful year with activities while doing our best to maintain a safe environment during ever changing times. We were able to have a **Snow Man Building Contest** as well as an **Egg Hunt with a visit from the Easter Bunny**. We had our neighborhood **Garage Sale**, celebrated the **4th of July** with flags on every homeowners tree lawn and the **4th of July Parade**. We had our **first ever Halloween Home Decorating Contest** which was a HUGE success. A big thank you to Tom and Bonnie Newbould for planning the **2nd annual Woods of Strongsville Turkey Trot**. We are currently in the midst of the **Holiday Home Lighting Contest**. While we were not able to have a couple of events due to the pandemic, we are hoping for a safe and fun 2022.



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

On Thanksgiving Day 2021, 9am-12pm, neighbors, families and friends got together and participated in this safe, outdoor 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/WOS_turkeytrot2021

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 12/22/2021) homes that are: The most lit up, best overall, most kid friendly. Stay tuned for the winners announcement!



Build a Snowman Contest!

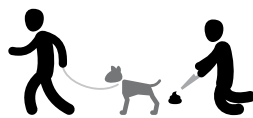
During January (may go beyond, depending on snowfall), please post a picture of the snowman you built on our Facebook page <http://bit.ly/WoodsFB> or email activities@woodsofstrongsville.com. Depending on the weather, the competing snowmen will be judged and the winner (best overall) will win a hot chocolate basket. Stay tuned, if mother nature doesn't align with our plan, this contest will be extended as needed.



Website / Communications (Mary Averill)

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. There are a lot more people and people with dogs walking these days, 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, cases and circumstances change often. For the most updated, accurate information and living guidelines regarding COVID-19 in Ohio, we suggest you visit the Ohio website at 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.



Trash and Recycling Pick-Up Rules

Leave recyclables loose – not bagged. Plastic bags do not belong in your recycling bin or cart. Plastic bags get tangled in the sorting machines at the recycling facilities and cause major problems for the recycling process. Plastic shopping bags can be recycled at many retail locations, including Giant Eagle, Lowe's Home Improvement, Marc's, Target and Walmart stores.

Make sure it's clean and empty. Rinse residue from cartons, containers, bottles and jars or any other recyclable that may contain food particles. Greasy pizza boxes are not accepted.

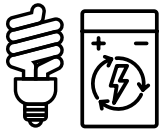
Keep it dry. When it comes to paper and cardboard, keeping it dry is imperative for the recycling process. Please flatten all cardboard boxes as well.

Don't wishcycle. Think you can throw everything into your recycling bin and it will get sorted out at the recycling plant? Think again. Recycling only these five core items is paramount: cans, cartons, glass bottles and jars, paper and boxes along with plastic bottles and jugs. 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/CUYrecyhome>.

A quick reference card explaining the do's and don'ts of curbside recycling, including items that should be recycled elsewhere, disposed of properly or landfilled, is available at <http://bit.ly/CUYrecycleright>.

IMPORTANT – PLEASE NOTE:

Batteries and fluorescent bulbs (including CFLs, the small, squiggly light bulbs) ARE NOT ACCEPTED at the Household Hazardous Waste collection. In Cuyahoga County, these items are accepted for recycling at retail stores. CFLs can be recycled at Home Depot and Lowe's locations. Batteries Plus Bulbs, which has a store at 7611 W. Ridgewood Drive in Parma, will accept all types of bulbs for recycling, as well as some batteries. A small fee may apply. Some home improvement stores will also take rechargeable batteries for recycling. Standard single-use batteries (AA, AAA, etc.) can be placed in your regular trash. Please see the links below for more information from Cuyahoga County on recycling batteries and fluorescent bulbs.



Why do curbside recycling rules change?



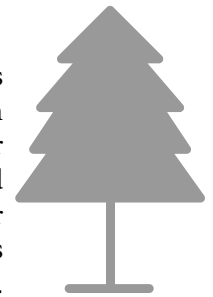
The economics of recycling are rarely discussed but are at the center of the issue of recyclability. Currently supply exceeds demand mainly because of recent restrictions China

has placed on the materials they will import. China is tired of being the world's dumping ground and now demands cleaner, sorted recyclables which they use to produce the goods we buy here at home. It is affecting what we can recycle here in Strongsville. Part of the reason is that people are putting a lot of things in their recycling bin that shouldn't be there, or "wish-cycling" rather than recycling, resulting in sorting challenges. Improper recycling threatens the sustainability of our programs.

Recycling is an industry fueled by environmental responsibility but driven by economics. Recycling rules change over time because recyclables are commodities that are sold and traded throughout the world and subject to market fluctuations. Many of your questions can be answered here: <http://bit.ly/CUYrecyFAQ>

Live Christmas Tree Recycling

Strongsville will recycle Christmas trees by chipping them and taking them to a state-approved compost facility rather than to a landfill. Remove ALL lights and ornaments, leave it at the curb on your regular trash day. The service typically runs through January, but is weather dependent. If it snows, crews may instead be assigned to plow.



Holiday Recycling



Please do not place **holiday lights** (tangles) in your curbside recycling. These items 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

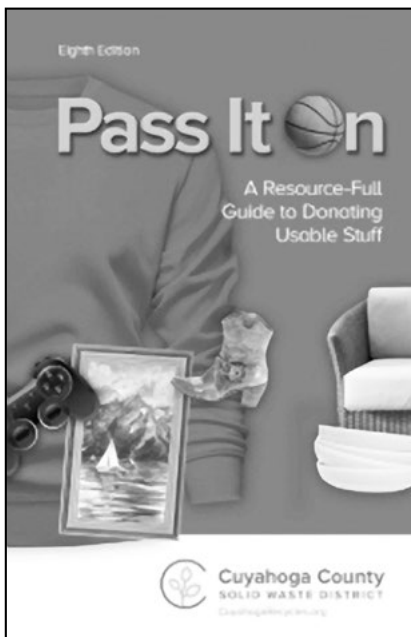


to local community service organizations that will reuse them. For local donations, see the link below or request a copy of the book *Pass It On: A Resource-Full Guide to Donating Usable Stuff* (<http://bit.ly/CLEpassiton>). You can also check out a full list of available publications (<http://bit.ly/RECYpubs>) 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 or go to cuyahogarecycles.org



Ehrnfelt Recreation Center is excited to announce Silver Sneakers is here!

REGISTER FOR SILVER SNEAKERS TODAY!

A Silver Sneakers membership allows access to the Rec & Senior Center and member rates on classes*



SilverSneakers

*The Ehrnfelt Recreation Center does not offer Silver Sneaker fitness classes



The Woods of Strongsville HOA Annual Meeting has been postponed.

A new Q&A Forum has been created for Woods residents to ask questions, and board members to answer them to the best of their ability. If you haven't already, *please create a login at woodsofstrongsville.com*

Website menu/navigation now includes a new *Questions & Answers* option. You must be logged in to access. Once logged in, click on this option and create a topic for discussion.