

BOARD OF TRUSTEES



Annual Meeting – May 15, 2025

<u>RESPONSIBILITIES</u>	<u>TRUSTEES</u>	<u>TERM EXPIRES</u>	<u>ATTENDANCE</u>
President	Joe Bush		In attendance
Vice-Pres., Special Projects, Architectural Review	Tom Newbould		In attendance
Secretary & Block Watch	Dawn Massie		In attendance
Treasurer	Dave Swiggett		In attendance
Webmaster & Special Projects	Mary Averill		In attendance
Landscaping/Maintenance	Chris Reuter		In attendance
Activities	Judi Zdanko		In attendance

CALL TO ORDER @ 6:35 PM

Co-President– Joe Bush

- Annual Meeting minutes approved for 2024.
- Schonhut Landscaping has been HOA landscaping company for 5-8 years. This year has had a rough start due to rain. Now it is under control.
- Agenda to spread first application of mulch.
- Proposal to alter C&R's and to be voted on.
- Questions from residents were regarding landscaping were answered.
- Pine trees will be sprayed.
- Hazen lot gets wet, Lyon Lane swale and soccer field will get mowed when dry. Weather can make maintenance challenging.
- Discussion with Schonhut regarding trees and he will look at and review.
- Main entrance island holds water when it was dug up. Now it is tough to grow things there. Schonhut suggests rocks. There have been multiple complaints. Any questions should be referred to Chris who will refer to Schonhut. Will reply in 24-48 hours.

- Mailbox criteria to be tabled until next year.
- Signage including political and school allowed for 30 days. Motion to change. All voted and Approved.
- Quorum for C&R and officers to be held today.
- Roosters Ice Cream on Pearl and Ellsworth to break ground possibly in July with entrance/exit on Ellsworth and Pearl.
- Proposed C&R changes regarding fences with neighbor approval to include aluminum, vinyl and composite. Voted and approved.
- All positions filled and will run again. Through acclimation, all board members remain the same.
- C&R's to be updated.
- Political signage per C&R not allowed/discouraged. HOA will go to court as rule is in place 30 days. Signage max 2ft by 3ft.
- School signage limit to 2 signs per home and 30 days limit.
- Mailbox differences brought up by homeowner. Voted to not vote on topic at this time.

Secretary - Dawn Massie

- Record and store monthly meeting minutes.
- Assist other board members as needed.
- Assist Judi with Activities.

Treasurer – David Swiggett

- Handles financials.
- Tennis court needs updating and will be a major expense. Needs complete removal and replaced costing approximately \$120k to redo courts.
- Converted to quick books online to new software.
- Total 270 homes and 14 homeowners not paid dues this year yet.

Architectural Review – Tom Newbould

- Review and approve architectural requests.
- This year approved 3 fences, 4 sheds, 2 patios per C&R's.
- No special projects.
- Asphalt at Tennis Courts needs replaced.
- Sidewalks are homeowners responsibility.
- Other issues regarding sidewalks are to be discussed with city of Strongsville.
- City of Strongsville has \$100 program to remove and replace tree with labor.
- Ellsworth speed limit concerns.
- Discussed speeding on Ellsworth a few years ago with Councilman Gordan and HOA requested speed bumps and were denied.
- Stop signs and speed limits are not being followed.
- HOA may consider possible solar panels.

Landscaping/Maintenance – Chris Reuter

- Handles landscaping and maintenance of HOA common areas. Recently weather has been an issue.
- Ongoing issue with tennis court drainage. \$10k to remedy, but looking at other options.
- If you see anything of concern, let us know.
- East side trees caught up. Now hopefully working on drainage issues.

Activities – Judi Zdanko

- Plans and follows all activities. Dawn and Mary assist with events.
- Egg Hunt included over 1500 stuffed eggs and Easter bunny.
- 4th of July Bike Parade around the Woods of Strongsville.
- HOA 2024 Outing at Slim & Chubby's. 30 homeowners attended.
- Delivered flags to each home on 4th of July in 2024.
- Will try to do Turkey Trot. Has not been much interest, but will try again.
- Community Garage Sale June 11-13.
- Halloween and Christmas decorating Contest.
- Entrance decorating.
- Turkey Trot set for November 22, 2025 at 11am.
- Always looking for ideas as well.

Web Master and Communications – Mary Averill

- Monitors all web concerns/issues and communications online including Facebook to include contact information for board members and upcoming events.
- Working toward long term goal to be paperless.
- Updates website with valuable information for homeowners.

NEXT REGULAR MEETING: To be determined.

ANNUAL MEETING: To be determined.

ADJOURNMENT 7:49PM