



BOARD OF TRUSTEES

HOMEOWNERS ASSOCIATION - PO Box 361082 - Strongsville OH 44136-0019

www.woodsstrongsville.com

2026 ANNUAL MEETING MINUTES • APRIL 28, 2026

<u>RESPONSIBILITIES</u>	<u>TRUSTEES</u>	<u>TERM EXPIRES</u>	<u>ATTENDANCE</u>
President	Joe Bush	2027	March
Vice-Pres., Special Projects, Architectural Review	Tom Newbould	2027	
Secretary	Dawn Massie	2026	
Treasurer	Dave Swiggett	2027	March
Webmaster & Special Projects	Mary Averill	2026	
Landscaping/Maintenance	Chris Reuter	2027	March
Activities	Judi Zdanko	2026	

CALL TO ORDER @ 6:31 PM

APPROVAL OF MINUTES – Approved

REPORTS

President– Joe Bush

- Apology for small room. Thanks to all volunteers. And also to everyone who showed up for the annual meeting this evening.
- Councilman Gordon could not be here today due to a family emergency.
- This year has been pretty uneventful.
- There was a couple of gazebo requests.
- We got the landscaping worked out and signed another one year contract.
- 3 board members are up for election this year.
- Officers to give updates.
- Sent budget with dues.
- Purchase life preserver for pond in the event of emergency.
- Suggestion brought forth to use soccer field as softball field.
- Coach has to be homeowner to reserve to play soccer.
- Homeowners near tennis courts have complaints of excessive noise. Homeowners advised to use non emergency line to get assistance.
- May update signage at tennis courts to include not sharing code, and no climbing the fence.

Vice-President – Tom Newbould

- Brewster's update. May open in August 2026. Progressing since dumpster's are there.
- Other side next to Brewster's is still available, but not zoned for food.
- Reserve funds look good.
- Homeowners are responsible for sidewalks with exception of common grounds.
- Tree grant program is still available for \$150 for cut and grind tree down.
- Any interest in a position, inquire to a board member.
- Working Lamp posts are a city ordinance.
- If interested in a 2 year term position, let a board member know of your interest.
- Board members meet once a month.
- Any interest in a board position, let a board member know.

Secretary - Dawn Massie

- Record and store monthly meeting minutes.
- Assist other board member's as needed.
- Will be moving in 3 months. Will still assist with activities as available.

Treasurer – Dave Swiggett

- 267 homeowners in HOA.
- 14 homeowner not paid dues yet.
- Dues go to maintenance at Tot Lots.
- Every year we file liens on homeowners for non payment of HOA dues plus \$15 per month for late fees.
- HOA uses electronic payment portals for dues, available on website; PayPal for a fee, and Zelle is free.
- No legal fees as no current legal issues.
- Mary assisted with providing homeowner addresses as best as is possible.

Architectural Review – Tom Newbould

- 1 homeowner request for new patio has been approved.
- Special projects quiet right now.
- Discussion regarding Woodside Crossing concerns with mud near tennis courts. Will discuss options with Schonhut.
- Mud on sidewalks near tennis courts due possibly to drainage issues.
- Safety issue behind tennis courts.
- Suggestion to use French drain. In past we had similar issue.
- Maintenance needed on street signs. Looking for contractor suggestions.

Landscaping/Maintenance – Chris Reuter

- Island has a couple areas that need assistance.
- Will request Schonhut to assist with.
- If you see a problem, let a board member know.
- Homeowner discussed pine needles by condos. HOA to discuss with Schonhut for a fix.
- Schonhut to trim trees and make aesthetically appealing.
- Poison ivy found. When Woody comes, it will be corrected.
- Future plans consist of 4 blue spruce trees on creek.
- Homeowner assisted with plant and tree choices at the Baker's Creek.
- City trimmed some tree lawn trees.
- Discussion regarding deer population.
- Arborist and county allow creek to be provided with plants.

Activities – Judi Zdanko

- Easter Bunny and Egg Hunt went well. Over 50 children and 1500 eggs stuffed.
- Garage Sale June 17-19. Saturday June 20 optional. Will need participants address.
- Spring Social. Will look at Slim & Chubby's and Johnny's for neighborhood.
- Bike Parade and popsicles for 4th of July.
- Placed flags by all homeowner mailboxes.
- Halloween and Christmas house decorating contest with 2 winner.
- Pickleball Monday Nights.
- November Turkey Trot.
- Annual HOA Social. This year will be held at Johnny J's at 6pm. Board picks up appetizers.

Web Master and Communications – Mary Averill

- Assists with HOA Facebook page. Encourages The Woods homeowners to join website to be updated.
- Website updates include: hazardous waste info, shredding info, and other important information.
- Signage made for HOA event reminders for homeowners.
- Issues lately with mopeds, e-bikes, dirt bikes and bicycles on common grounds.
- If you see something that needs addressed, we will contact councilman Gordon Short.
- Speed Limit is 25mph in HOA.
- May use speed cart again on Ellsworth and/or flashing light by entrance.
- Entrance island needs love. Challenge is drainage issues. Looking at curb trains.
- Discussions to correct island problems. Will get quotes.
- Trying to go paperless and be completely eventually.
- C&R's updated.
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Vote for board seats, not positions.

Nominated Judi, Dawn and Mary

Vote by acclimation. All board members remain for new term.

ANNUAL MEETING ADJOURNMENT: 7:38 PM