



# Woodgate Farms Community News

<http://www.woodgatefarms.org>

May 2014

## MANAGEMENT COMPANY CONTACT INFORMATION

Associated Property Management LLC (APM)  
789 Lafayette Road, Medina OH 44256  
Ph. 866-575-0025

## Annual Association Meeting Summary

The annual Homeowner's Association Meeting was held on November 21, 2013 at Olmsted Intermediate School. The meeting was held for the election of board members only. There were four board seat vacancies, each with a two year term. Gregory Waffen and Brian McElroy were re-elected to their current seats. Bryan Mackert and Anthony Black were elected to fill the remaining seats. The three sitting board members, whose seats will be up for re-election next year, are Bob Iler, Robert Trapp, and Jeff Heckler. The Annual Meeting Minutes are available upon request from APM.

## Green Lawns Create Green Basins

Over the past couple of years there have been numerous complaints regarding algae growth in the five storm water retention basins located within the community. The Board recently had a consultant engineer review the basins for proper function and provide maintenance recommendations. The consultant's report covers each basin's function, long term maintenance, and permanent stabilization of the surrounding common area.

The report concluded all of the basins are functioning properly according to the conservation district standards. However, the report did note some invasive vegetation beginning to grow through the drainage channel of the outlet structures. Removal of invasive vegetation is an ongoing preventative maintenance item which the Board will address accordingly throughout the spring and summer seasons.

The report also recommends the discontinuation of mowing along the basin shorelines to help prevent erosion and minimize the geese nuisance. The Board is reviewing the possibility of planting flowering perennials to stabilize the shorelines. Existing eroded areas in need of immediate attention will be reseeded.

Algae blooms can develop and take over a basin in days. To help mitigate blooming, please decrease the usage of lawn fertilizers. Fertilizers drain into the basins when it rains and can negatively impact treatments. In addition, please do not dump lawn clippings into the basins, it exacerbates the algae problem -- and it's against the law. Complaints will be investigated. After careful review, the Board as selected Aqua Doc to monitor and treat the basins throughout the season.

The cost of maintaining these common areas will continue to increase as the development ages. You can help reduce these costs by decreasing fertilization to reduce algae blooms, picking up trash to keep it from entering the basins, and altogether stop mowing the common area surrounding the basins to curb erosion. These efforts will reduce future maintenance costs for the association. The consultant's report will be made available via the web site in the near future.

If you have any questions or complaints regarding the water retention basins, please contact APM and they will contact the appropriate contractor depending on the issue.

## ABOUT AQUA DOC

*Aqua Doc is an Ohio based company celebrating their 31st year in business. With offices in Chardon, Columbus and Cincinnati, Aqua Doc is a fully staffed company with biologists and licensed aqua specialists. Aqua Doc is a leader in providing a full range of lake and pond maintenance services capable by no other firm in Ohio. They are dedicated to keeping Ohio Lakes and ponds beautiful.*

## Pool Information

The pool will open Memorial Day weekend May 24 - 26 10AM - 8PM, May 31 - June 1 10AM - 8PM, daily starting June 4 - July 31 10AM - 9PM, and daily Aug 1 - Aug 31 10AM - 8PM. The pool will be open through Labor Day weekend, closing Sept 1 for the season.

*A key fob is required in order to access the pool or rent the community center.*

Please contact APM regarding any of the following:

- If you are new to the community and yet to receive your access fobs.
- If your access fobs do not work. Please contact APM to have your access fobs reactivated. Delinquent accounts will have their access fobs deactivated after Feb 15.
- If you have lost your access fob(s). Replacement cost is \$10 per fob.

## POOL HOURS

*The pool will be open from May 24 - Aug 31*  
Hours 10AM - 8PM (May 24 - 26)  
Hours 10AM - 8PM (May 31 - June 1)  
Hours 10AM - 9PM (June 4 - July 31)  
Hours 10AM - 8PM (Aug 1 - Aug 31)

*Check with the lifeguards for swim lesson times and the community calendar for*

**CONTRACTORS**

*Do not attempt to contact or talk to contractors who have been hired to work on our premises. These people take their instructions from their employers, not individuals, and have been instructed to ignore any residents who attempt to discuss their work with them. Please contact APM regarding any questions you may have about contractors on the premises.*

**Mail Post and Box Repair Information**

The majority of the mail posts and boxes in the development are nearing, or are over, 10 years old now and require refurbishing or replacement. APM recently conducted a review of every mail post and box in the community and will be sending notices to homeowners with mail posts and boxes in need of refurbishment or repair. Maintenance of mail posts and boxes are the responsibility of the addressed homeowner(s). Below are the approved mail post and box specifications:

- White is the only approved color permitted for both post and box. For best refurbishing results, the post and box should be wire brushed, sanded, primed, and painted using a quality paint.
- The following mail boxes meet specifications and can be purchased at the following local stores:
  - **Home Depot:**
    - Gibraltar Elite Steel Large Mail Box - Item #438278
    - Gibraltar Elite Steel Standard Mail Box - Item #442065
  - **Lowe's:**
    - Postmaster Classic Steel Large Mail Box - Item #39507
    - Postmaster Classic Steel Standard Mail Box - Item #37960

**RENTING THE COMMUNITY CENTER**

*The cost for homeowners to rent the Community Center for private functions is \$125 rental + \$125 refundable security deposit. To rent the facility, send an email to [cc@woodgatefarms.org](mailto:cc@woodgatefarms.org) or visit [http://www.woodgatefarms.org/community\\_center\\_rental\\_procedure.htm](http://www.woodgatefarms.org/community_center_rental_procedure.htm) to check availability and download the rental agreement. Only residents in good standing with a zero account balance will be permitted to rent the community center.*

*For questions regarding or to report issues regarding the Community Center, please contact APM. If you happen to witness trespassing or vandalism, please call the police.*

**STREET AND COMMUNITY LIGHTS**

*If you happen to notice a street light out, please contact First Energy Customer Service at 1-800-589-3101 with the nearest street address location and / or pole number. Alternatively, you can submit outages over the web at the following:*

<https://www.firstenergycorp.com/forms/reportPowerOutage/init.do>

*For questions regarding the lighting, please contact Associated Property Management @ 330-722-3000*

**STREET AND PUBLIC SIGNS**

*If you happen to notice a missing street sign, please contact Associated Property Management @ 330-722-3000 with street names at the intersection.*

*If you happen to notice missing public signs (ie. Stop, etc), please contact the Olmsted Township Service Department @ 440-235-1011 with the location.*

**Community Center Damage and Repair**

In early January when temperatures reached in -20's, the water pipes in the clubhouse ceiling froze and then burst. Damages totaled more than \$17K and resulted in a two month restoration effort. Fortunately, the damages were covered by insurance. In order to mitigate this from happening again, the Board decided to use this as an opportunity to make permanent changes.

- All water lines have been removed from the unheated attic space and rerouted inside the building.
- The carpeting was replaced with a solid surface vinyl flooring which will decrease maintenance costs.
- Three toilets were replaced with improved higher flush models.

In addition, the Board has approved a plan this fall to increase the insulation in the attic, which reduce ice damming and heat loss. The Board is also planning to replace several pieces of the furniture showing signs of wear.

For questions regarding the repairs or to report issues with the Community Center, please contact APM.

**Communicating with the Board**

The Board of Directors consists of individuals elected by YOU, the owners. Board members serve without compensation and are responsible for decisions concerning the property. Decisions are made during Board meetings held throughout the year.

The Association relies on the APM, the management company, to carry out the Board's decisions and handle all communications by and between the owners, contractors and vendors. If you have questions or concerns about the maintenance of the property, please direct the matter to APM by phone, in writing or by email.

No complaints will be addressed unless they are in writing and directed to APM, who will review your complaint with the Board of Directors.

Board members are not employees and should not be contacted directly on Association matters outside meetings. All communication is to be directed to APM to ensure that your concerns are formally addressed. The Board appreciates your cooperation respecting these procedures.

**ANNUAL COMMUNITY WIDE GARAGE SALE**

*Thurs June 12- Sat June 14*

*9 - 4 PM*

*No registration necessary. There will be ads placed in Sun News, Plain Dealer, and Craigslist. Please check the community calendar on the web site for more details as the dates approach.*