



Woodgate Farms Community News

A Quarterly Newsletter

Volume 5, Issue 2 - September 2007

Annual Homeowner's Association Meeting Scheduled

The annual Homeowner's Association Meeting is scheduled for **October 24, 2007 at Olmsted Falls Middle School**. Learn more about the HOA and meet the current Board Members. Four Board positions are up for election this year. This is your opportunity to get involved. The meeting typically takes about 2 hours.

The Agenda:

1. CALL MEETING TO ORDER
2. INTRODUCTIONS
3. PROOF OF MEETING NOTICE
4. APPROVAL OF LAST YEARS ANNUAL MEETING MINUTES
5. FINANCIAL REPORT
6. ELECTION OF BOARD MEMBERS
7. OLD BUSINESS
8. NEW BUSINESS
9. MEETING ADJOURNED

Where:

*Olmsted Falls Middle School
26184 Bagley Rd
Olmsted Falls*

When:

*Wed Oct 24, 2007
7PM*



DIRECTIONS

1. Head northeast on Aaron Ln
2. Continue north on Sterns Rd
3. Turn right at Bagley Rd

Woodgate Farms HOA Clambake

Where:

The Community Center

When:

Sat Oct 27, 2007 5:30PM

Please return the attached menu selection by Oct 20 if interested in attending.

Shedding Light On The Subject of Sheds



At our annual meeting in October of 2006, the Board was asked to look into the possibility of allowing homeowners to erect sheds on their property. We knew this would require the review of existing HOA documents, including a significant legal expense (considering our budget) to amend the documents, and possibly a vote by homeowners regarding the amendments. Board Member Chuck Cvitkovich volunteered to look into this matter and determine what would be required to make such an amendment reality.

As Chuck and other Board Members reviewed the documents filed with Cuyahoga County, we realized what had been filed with the county did not match the Handbook presented to all homeowners upon the purchase of their respective property in Woodgate Farms. The Handbook states that sheds are not allowed; however, the official documents on file with Cuyahoga County do not contain any restrictions on sheds. In essence, sheds have been allowed, provided the HOA Board approves the architectural design and placement of the structure prior to applying for a shed permit with Olmsted Township.

You must remember that prior to October 2006, the HOA was controlled by the developer of Woodgate Farms, Forest City, with several Woodgate Farms homeowners members of an Advisory Board. Forest City created and approved the official HOA documents. It was not until the HOA Board became comprised of homeowners that the shed issue could be raised and investigated.

With the current Board's approval, Chuck has created a document detailing the application process for erecting a shed, including describing the design and

review process. When applying for approval from the HOA to construct a shed, please follow these guidelines:

1. Carefully review the documents provided by the HOA. These can be obtained from the Woodgate Farms website or from Barnett Management. Submit the required information to the HOA for approval.
2. Apply for a building permit from the Olmsted Township Building Department. Be sure to include the HOA approval along with the other required information to the Township Building Department when applying for the permit. The Building Department will not issue a permit without these documents.

For questions regarding the Shed Application process, contact Barnett Management or email matt@barnettmanagement.com

Shed Application

Obtain the required documents from the Woodgate Farms web site:
http://www.woodgatefarms.org/shed_approval_process.htm
 or contact Barnett Management at 216-831-0165

Township Lighting Update



Since the Annual Homeowner’s Meeting in October of 2006, Board Member Louise Veverka has contacted Olmsted Township Trustee Martin Strelau several times regarding the lighting issue. Mr. Strelau began an investigation into what lighting poles within Woodgate Farms were being payed for by Olmsted Township. It took time, but eventually Mr. Strelau produced a list of streets within Olmsted Township owned by CEI that the Township was being billed and paying for. This list included 16 poles along dedicated streets within our subdivision. Trustee Strelau planned to get more information directly from the other electric companies and get back to the Louise and the Board.

We are attempting to obtain a list of all the light poles, by pole number, that the HOA is currently paying for. We hope to compare that list with the number of poles the Township is paying for. If the Township and the HOA have been paying for the same poles, it is our hope that the HOA will be entitled to a substantial refund.

Since that time, Trustee Strelau has resigned his position with the Township and the current location of the electric information he was to gather is unknown.

The issue is currently impeded by the resignation of Mr. Strelau. We will continue to move on this issue and hope to bring it to resolution in 2008. Our next step is to work with the power companies to get the lighting bill “reorganized” by sub division, ie., a Seton light bill, a Harvest Village light bill, a Wheaton Place light bill and a Woodgate Farms light bill. Once this is done, we will request the Township begin paying the Woodgate Farms lighting bill since it consists of public street lighting.

For questions regarding the lighting issue, please email lighting@woodgatefarms.org

Please Note: If you happen to notice a street light out, please contact Barnett Management at 216-831-0165 with the location and/or pole number. We are currently paying for street lights regardless of whether they are working or not.

The Scoop on Poop

There have been numerous resident complaints regarding uncollected dog waste left in the grass of common areas and tree lawns. Please be courteous of your fellow neighbors and pick up after your pets.

*Remember, all dogs **must** be kept on a leash at all times.*

Homeowner	Office / Term	Email
Bob Iler	President / 2 yrs (expires 10/08)	bobiler@woodgatefarms.org
Brian Groves	Vice Pres / 2 yrs (expires 10/08)	briangroves@woodgatefarms.org
Donald Novak	Treasurer / 2 yrs (expires 10/08)	dolandnovak@woodgatefarms.org
Dan Misiewicz	Secretary / 1 year (expires 10/07)	danmisiewicz@woodgatefarms.org
Louise Veverka	Trustee / 2 yrs (expires 10/07)	louveverka@woodgatefarms.org
Greg Waffen	Trustee / 1 year (expires 10/07)	gregwaffen@woodgatefarms.org
Chuck Cvitkovich	Trustee / 1 year (expires 10/07)	chuckcvitkovich@woodgatefarms.org

The "County Ditch Petition" Update

Homeowners along the Watkins Road retention pond have probably noticed a significant drop in the water level of this pond. The County Ditch Petition was withdrawn when Sharp Development and two homeowners on Schady Road struck a deal to resolve the blockage issue. Sharp Dev. purchased property from one owner and an easement area from the other to gain access to the properties and have removed the blockage and re-graded the ditch to obtain proper drainage. Sharp Dev. has paid for all improvements and land purchases and does not intend to assess any homeowners that have benefitted from this work.

Having the pond at the intended design level will address the flooding issue and correct a compromise to the safety factor built into the design. The board is happy to report that this work is complete.

New Pricing For Community Center

As of January 2007, the cost for homeowners to rent the Community Center for private functions has increased from \$100 to \$125. The increase helps cover the costs to maintain the facility and the increased costs of heating and air conditioning.

To rent the facility, contact Barnett Management at 216-831-0165 or email sue@barnettmanagement.com

Power Outages Explained

Homeowner puts Power Company to Task

What follows is a letter from Homeowner Barb Caswell about her efforts to get answers regarding the frequent power outages which have plagued Woodgate Farms over the last several years. This is a wonderful example of a homeowner taking initiative with results benefitting the whole community. Kudos, Barb !!

My vision of moving into a new-construction home in a young subdivision never included the many power outages we immediately began to experience within a month of occupying our home. I made the false assumption that functioning, reliable electrical power would be included in our dream home scenario. For many Woodgate Farm residents, that was not the reality. From July 2004 to March 2007, our electric power had gone out for significant outages 14 times, the longest lasting almost 11 hours – in over 90 degree temperatures outside – which meant no air conditioning, loss of food in our refrigerator and freezer. Then we lost power again the next day, also in above 90 degree temperatures, for over 6 hours. Neighbors lost expensive computer equipment due to spikes in the electrical power, many freezers full of food had to be thrown away, generators were purchased to get through the next outage – enough was enough. To make the situation more frustrating, the neighbors behind us on Maurer Drive, part of Phase IV of the development, had power and were watching their big screen TVs as I was crawling around the upstairs hallway in the dark looking for flashlights. I later found out, these residents were getting electrical service from Ohio Edison, and wired to a substation on Sprague Road in Columbia Station.

In the late summer of 2006, I contacted the Illuminating Company to document my power outages. The Illuminating Company would not fulfill my request of sending a written report of our service outages, but they would tell me over the phone when the outages occurred, the length of the outage and the reason for the outage. One outage was due to a car crashing into a pole, another was a squirrel, and another may have been a storm causing a tree branch falling on the wire. The remaining 15 outages were due to faulty equipment from substation on Fitch Road including the power lines, poles and other equipment to our homes.

After experiencing 4 more power outages in the next 5 months, a power outage occurred on March 14, 2007 for no apparent reason. This aggravated me enough to take further action. The next day, I filed a Formal Complaint with PUCO against the Illuminating Company. The response I received from their Corporate Legal department was a letter summarizing the issue and did not feel it was a problem and “request that the instant action be dismissed, and that it be granted any other relief deemed just and reasonable.” This was not the response I was hoping for and went to a friend that is Corporate Litigation lawyer and he made recommendations with my counter response to the Illuminating Company. Within a week, I was getting phone calls from an Illuminating Company lawyer. I mentioned the electrical service provided by the Illuminating Company is unacceptable and asked him if this is something he would put up with at his residence. I told him that I had previously filed informal complaints with First Energy, the parent company to the Illuminating Company, and I had also submitted an informal complaint with the PUCO the previous summer and still was experiencing problems with the service. I was proceeding with hearing process which was scheduled for Thursday, May 24th in Columbus.

A meeting was set up on Wednesday, May 16th at the Olmsted Township Town Hall with Doug Hogan-Area Manager for First Energy, Tom Solanics- Electric Engineer for First Energy, Karen Straka-Township Trustee, Ed Salk-Public Works Director for Olmsted Township – and me. They brought diagrams of wiring, sample wires, and power point presentations –very impressive considering my lack of electrical knowledge, so I asked for copies of this information and they said it was all confidential for public distribution. A plan was explained detailing the wiring to and from substations into our residences. Also outlined, were the upgrades to the wiring (I have the samples at my house if you'd like to see them), utility poles being replaced, the crossarms and porcelain insulators were also being upgraded as part of the plan. If any one drove down Usher Road late Spring 2007, this is where most of the work was taking place. The Illuminating Company admitted the old equipment was not able to handle the growth of the Olmsted Falls and Olmsted Township communities in recent years. Due to the urgency of equipment getting upgraded and the numerous residences that were being affected, the deadline to complete this phase of the project was moved up to June 1st. After this date, the equipment upgrades that would impact Woodgate Farms would be complete. A future phase of the project is in effect to accommodate future growth of Olmsted Township, anticipated to be complete by June 1, 2008. Upon completion of the meeting, I dismissed the charges that I submitted with PUCO against The Illuminating Company in hopes that the problem has been resolved.

The lessons learned from this experience would be to document everything. Although the Illuminating Company has a Customer Service call center, I have not received very much assistance from that avenue. When the situation has been documented, make the appropriate parties aware of the problem. If the companies are not notified, they will go on conducting business as usual, continuing their poor service, making the false assumption that they must not be inconveniencing their customers.

Electrical Problem Resources have been provided if anyone would like to pursue a complaint. Best of luck and if you don't receive this information electronically, hopefully it won't be due to another power outage.

Electrical Power Outage Problem Resolution Resources

The Illuminating Company / Cleveland Electric Illuminating Company

(7:30 am – 7:00 pm, Monday – Friday)

Website: <http://www.firstenergycorp.com/index.html>

PUCO (Public Utilities Commission of Ohio)

Website: <http://www.puco.ohio.gov/puco.cfm>

Informal Complaint Process: Form located on website

The Informal Complaint process validates and documents the consumer's complaint.

- Call PUCO Call Center at (800) 686-PUCO (7826), 8:00 am – 5:30 pm, Monday through Friday. The TTY-TDD number is (800) 686-1570.

- Fax your complaint to (614) 752-8351

- Mail your complaint to:
Public Utilities Commission of Ohio
Attn: IAD
180 East Broad Street
Columbus, Ohio 43215-3793

Formal Complaint Process: Form located on website

The form is 6-pages, with one page requiring information to be completed by consumer detailing information about the complaint. 10 copies need to be sent to Columbus. After PUCO reviews the complaint, and if they determine a case needs to be assigned to the complaint, the complaint is assigned a number and becomes a legal hearing to determine if a case needs to be assigned against the utility company. PUCO will represent the consumer versus the utility company.

Congressman Dennis Kucinich

Website: <http://kucinich.house.gov/Contact/>

Local Offices: Lakewood at (216) 228-8850 and Parma at (440) 845-2707

Olmsted Township Trustees

26900 Cook Road (440)235-3051

Charles T. Fink

Karen Straka

Martin Strelau

Any local news station. No company wants negative PR broadcast across the viewing area.

- Barb Caswell