



# Woodgate Farms Community News

<http://www.woodgatefarms.org>

May 2015

## **MANAGEMENT COMPANY CONTACT INFORMATION**

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## Annual Association Meeting Summary

The annual Homeowner's Association Meeting was held on November 19, 2014 at Olmsted Falls High School. There were three board seats open, each with a two year term. Bob Iler and Bob Trapp were re-elected to their current seats. Amy Murray was elected to fill the remaining seat. The three sitting board members, whose seats will be up for re-election this fall, are Gregory Waffan, Bryan Mackert, 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. Last year, the Board 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. A summary of the report's findings were detailed in last year's spring newsletter and is available upon request from APM.

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 basins looked better than they have years, so the Board has selected Aqua Doc again this year to monitor and treat the basins throughout the season. 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.

## Pool Information

The pool season will be from May 23 - September 7. The scheduled hours are below. One lifeguard will be on duty during all open pool hours. A second lifeguard will be on duty during all open days from 12 p.m. until 8 p.m. A gatekeeper will be on duty weekends, holidays, and the first two weeks of the season from 12 p.m. until 5 p.m.

*A key fob is required in order to access the pool or rent the community center. There will be a gatekeeper checking fobs. Guests will need to sign in.*

*Reminder: There is no food allowed in the pool area. A covered picnic area is available just outside the pool.*

The pool deck has been expanded to include an area previously designated for outdoor grilling. The fence has been removed and the gas lines capped. New patio furniture and umbrellas will also be available.

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 23 - Sept 7 (the Season)*

*Pool hours will be scheduled:*

*May 23 - May 31 from 10 a.m. until 8 p.m.*

*June 2 - July 31 from 10 a.m. until 9 p.m.*

*August 1 - September 7 from 10 a.m. until 8 p.m.*

*The pool will be closed on days local schools are in session*

*Check with the lifeguards for swim lesson times and the community calendar for daily swim times and swim lesson information / sign up forms.*

## **ANNUAL COMMUNITY WIDE GARAGE SALE**

*Preview Evening Wed June 17 6 p.m. - 8 p.m.*

*Thur June 18 - Fri June 19 8 a.m. - 5 p.m.*

*Sat June 20 8 a.m. - 12 p.m.*

*See included registration form. 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.*

**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.

Over the last year, the Community Center has seen some significant upgrades, including new furniture, new plantings, lighting repair, and parking lot sealing and striping.

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

**Mail Post and Box Repair Information**

A large number of mail posts and boxes in the development are over or nearing 10 years old 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 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

**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 (i.e. Stop, etc), please contact the Olmsted Township Service Department @ 440-235-1011 with the location.

If you notice vandalism, please contact the police.

**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 multiple 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.

The Board does not officially sanction or participate in any social media outlet, i.e. Facebook, Twitter, etc. If you are concerned about online privacy, please be aware that Woodgate Farms related social media outlets are administered and monitored by individuals who may or may not be Woodgate Farms residents. Any participants in Woodgate Farms related social media outlets may or may not be Woodgate Farms residents.

**CONTRACTORS**

*Do not attempt to contact or talk to contractors who have been hired to work on our premises. These individuals take their instructions from their employers, not residents, and have been instructed to politely refer any questions or issues to APM regarding their activities on the premises.*