



Woodgate Farms Community News

<http://www.woodgatefarms.org>

MANAGEMENT COMPANY CONTACT INFORMATION

Associated Property Management LLC (APM)
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Ph. 866-575-0025

Annual Association Meeting Scheduled

The annual Home Owner's Association Meeting is scheduled to be held on October 25, 2016 at 6PM at Olmsted Falls Middle School, 27045 Bagley Road. There are three board seat vacancies, each with a two year term. The following sitting board members, Bob Iler, Robert Trapp, and Amy Murray, have their seats up for election this year. If you are unable to attend the meeting, please fill out and return the Limited Proxy form included in the Annual Meeting Notice mailer you received several weeks ago. If you did not receive a mailer, please contact APM. Annual Meeting Minutes are available upon request from APM.

Community Center

The current 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 or visit 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.

Due to the rising cost of utilities and maintenance, the Community Center rental and security deposit fees will increase effective January 1st, 2017. The rental fee will be \$150 and the security deposit fee will be \$150. As usual, the security deposit fee is refundable in full after successful inspection.

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

Landscaping Update

The Board recently approved a landscaping improvement plan for plantings at the front entrance. In addition, due to safety concerns with line of site at the intersection, the Township has requested trees be trimmed at the front entrance. Expect these improvements to occur this winter and spring.

Playground Upgrade

The Board approved the expansion of the playground area this past Summer. The expansion included moving the gazebo from the common area by Falls Pointe and the installation of a swing set to the playground area. The play-

ground climber/slide set was power washed and the mulch chips were refreshed. Enjoy!

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. Several years ago, 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.

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. A contractor has been retained who will remove debris and cattail growth on and within the inlets, outlets, and swales.

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.

To help reduce algae blooms within the Aaron Lane basin, where blooms have historically been troublesome over the past years, the Board approved the installation of an aerator. The aerator should mitigate blooms and improve the condition of the basin over the summer months.

The cost of maintaining the common areas and the basins 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 discontinue mowing the common area surrounding the basins. These efforts will reduce future maintenance costs for the association.

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

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 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.

The Association does not maintain or communicate using social media in any official capacity. There is no official Woodgate Farms Home Owner's Association social media (i.e. Twitter, Facebook, etc) account. While members of the Board are certainly free to participate and communicate via social media, please be aware that no official statements or communication from the Association will occur over social media. Any information found on social media sites should be considered unofficial.

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.

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.

Swimming Pool Upgrade - Feedback Necessary

The Board is considering a proposals to refresh and/or renovate the small child wading pool area of the pool. There are several options to consider and we need the community's feedback. Using the enclosed envelope, please indicate your preference for refreshing and/or renovating the small child wading pool area.

- Option #1: Repaint and refresh the current small child wading pool area, which will maintain the small child wading pool area for several more years. Cost approximately \$3000.
- Option #2: Resurface and repair the small child wading pool area. This is not a refresh but renovation. Cost approximately \$6500.
- Option #3: Completely remove the small child wading pool area and install a modern splash pad with fountains in its place. Cost approximately \$30,000.

Even if the Board green lights Option #1, eventually within the next several years, the Board will need to consider the expense of Option #2 or Option #3. Considering the financial implications of this decision, we need your feedback! Please cut out this section and return in the enclosed envelope. Or, if you prefer, please contact APM via email or phone with your feedback.