



Woodgate Farms Community News

A Quarterly Newsletter

Volume 5, Issue 1 - March 2007

2007 Events Planned

The following HOA sponsored events have been planned for 2007. Please visit the website for more details. Don't forget to register for email updates! Impress your neighbors by being the first to know what's going on :-)

<http://www.woodgatefarms.org>

Egg Hunt at the Community Center

Saturday, March 31st at 10:30 am *sharp*

Community Garage Sales

Thursday June 8th thru Saturday June 10th
from 8:00 AM to 4:00 PM

Bike Parade and Picnic

Sunday, July 1st at 1:30 PM

Golf Outing

Tentatively, June 30

Pig Roast or Clam Bake

This Fall

Street Parking Information

Parking on the streets in Woodgate Farms is **only** allowed on the side opposite the fire hydrants. This may have been overlooked in the past because the streets had not been formally "accepted" by the township, but now that is no longer the case. The police have begun ticketing cars for parking on the wrong side of the street.

Parking on both sides of the street creates a safety issue. Large vehicles such as fire trucks may not be able to pass in the event of an emergency. Please ask your guests to park on the appropriate side of the street. Thanks in advance for your cooperation.

Residents Meet and Form Action Committees

The first resident advisory meeting of 2007 was held on February 20th. More than 25 residents attended to discuss a variety of issues. As a result of this meeting the following committees have been formed and will meet periodically. If you are interested in joining a committee or have a suggestion, please contact us using the appropriate email address below.

Committee	Description
Pool Committee pool@woodgatefarms.org	Review and advise on current pool rules and regulations.
Lighting Committee lighting@woodgatefarms.org	Determine next steps on convincing the township to pay for lighting on public streets.
Shed Committee sheds@woodgatefarms.org	Meeting to review zoning and association declarations to possibly allow sheds in the development.
Goose Committee goose@woodgatefarms.org	Meeting to determine how to deter Canada Geese from nesting in the areas near the retention ponds.
Social Committee social@woodgatefarms.org	Help with the planning of HOA events.
Power Committee power@woodgatefarms.org	Review frequent loss of power in the development.

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

Save a Tree from the Wood Chipper!



In December 2006, the HOA was informed by the power company that trees planted in certain common areas would need to be removed to comply with the utility companies "right of way". The common areas affected are near the Pulte model on Aaron Lane and east on Watkin Road where the power lines cross over the streets. The targeted trees have been tagged and will be removed in the near future. All of the trees are ornamental in nature and perfect for use in landscaping projects. If any homeowner is interested in purchasing a tree for their yard, the trees can be moved to your property at a cost of \$140 per tree with no warranty. Trees which are not purchased will be cut down and the HOA will incur a fee of \$40 per tree for stump removal and re-planting of grass.

Go to <http://www.woodgatefarms.org> and click on the "Save a Tree" link to see the trees available. Follow the instructions on the page to purchase one of the trees.

Ditch Petition Update - "The Ditch is Done!"

Some residents may have noticed the water level in the retention pond between Wheaton and Farmington to be much lower. The HOA is happy to report that the work on the ditch has been completed. Thanks to several Woodgate Farms homeowners, Sharp Development, the County Engineer, the County Prosecutor, and The County Commissioners, an agreement was reached with the homeowners on Schady Road. Sharp Development purchased property from one Schady Road resident and an easement from one other. Sharp Development then paid the construction costs to have the ditch cleaned, re-graded and all obstructions removed.

By getting the pond down to the originally designed water level, it is our belief (and hope) some residents will no longer have water entering their basements. Due to blockage, the pond had been approximately two feet higher than designed, which caused the water to back up into the sewer trenches and find its way into our neighbors' basements. Once grass and brush begins to grow back around the lake it will look much nicer. We may have look at mud or dirt for a little while, but it's better than looking at water in your basement :-)

All homeowners that have been identified by the county as benefiting from the ditch cleaning will now be assessed **\$9 (nine) dollars a year** for any future cleaning. The Engineers Office has estimated that future work most likely won't happen for at least 10 to 15 years from now.

Woodgate HOA would like to thank everyone involved in getting the issue resolved. It has taken a long time, many meetings, and countless phone calls.

Pool to Open for 2007 Season!



2007 Pool Hours @ Community Center

Non School Days: 10 AM until 8 PM

School Days: 4 PM until 8 PM

The Community Center pool will be open beginning Saturday May 26th through Monday September 3rd.

We have a new pool company operating the facility this year. The Pool Committee will be working with the new company to make sure all of the posted pool rules are enforced. We will also require all residents to use their pool key to enter the pool. If you have lost your key or it no longer works properly, please contact the Barnett Management at **216-831-0165** to order a replacement.

Use of keys to access the pool will be enforced this year. *No exceptions!* The pool rules are posted at the Community Center and on our website <http://www.woodgatefarms.org> for your review.

Second Annual Woodgate Farms Golf Outing



Attention Woodgate Farm golfers, come have some fun and display your skills at the second annual Woodgate Farms golf outing. Here are the details:

Format: SCRAMBLE, each team must have at least two people from Woodgate

Where:

Creekwood Golf Course
9691 N. Reed Rd
Columbia Station

When:

June 30, 2007
15 Tee Times are Reserved
First Tee Time 9 AM

Costs: Golf/Lunch (approximately \$55)

PLEASE COMPLETE THE REGISTRATION FORM ON THE NEXT PAGE