



# Woodgate Farms Community News

A Bi-Annual Newsletter

Volume 8, Issue 1 - May 2010

## Annual Homeowner's Association Meeting Summary

The annual Homeowner's Association Meeting was held on October 22, 2009 at Olmsted Intermediate School. Three Board positions were up for election. Lou Veverka, Greg Waffan, and Dan Misiewicz were re-elected to 2-year terms. In addition, Karen Megery resigned her Board position and the Board appointed her husband Michael Megery to the remainder of the term.

## Planned Activities for 2010

Check the website for updates as they become available!

- |   |   |
|---|---|
| <b>June 17<sup>th</sup> - 19<sup>th</sup></b> | <b>Community Garage Sale</b>            |
| <b>July 4<sup>th</sup></b>                    | <b>Bike Parade Sunday July 4th</b>      |
| <b>August</b>                                 | <b>Annual Golf Outing (details TBA)</b> |
| <b>October</b>                                | <b>Annual HOA Meeting</b>               |



## Woodgate Farms Aquatic Programs

Hastings Water Works offers a range of aquatic programs to cater to the diverse ages, interests and abilities of the members of Woodgate Farms.

**Learn-to-Swim** lessons consist of 8 classes that are 30 minutes long and run from Monday through Thursday for a two week period. Pre-registration is required for all classes. Registration closes three business days before each session is to begin.

To register, call Hastings Water Works Program Coordinator Lindsay Marion, at 440-832-7700. Lindsay will answer any questions you have and she will help place your child in the appropriate Learn-to-Swim level. Upon registering for **Learn-to-Swim**, each participant must fill out a registration form, a parent waiver form, and pay for the class through cash, check, or credit card. Classes cost \$45 and may be cancelled due to low enrollment.

### Learn-to-Swim Sessions

### Class Times

- |  |                                   |
|--|-----------------------------------|
| <b>Session 1:</b> June 14 <sup>th</sup> - June 24 <sup>th</sup>  | <b>Class 1:</b> 8:30 AM - 9:00 AM |
| <b>Session 2:</b> July 5 <sup>th</sup> - July 15 <sup>th</sup>   | <b>Class 2:</b> 9:15 AM - 9:45 AM |
| <b>Session 3:</b> July 26 <sup>th</sup> - August 5 <sup>th</sup> |                                   |

Level	Skills Taught
<b>Tadpole</b>	Buoyancy and breath control, unsupported floating and kicking on front and back, introduction to front crawl stroke, water safety.
<b>Frog</b>	Introduction to rhythmic breathing, combined stroke on front and back 5 yards, turning over front to back/back to front, water safety.
<b>Otter</b>	Elementary backstroke 10 yards, jumping into deep water with lifejacket, diving from side of pool, treading water, front & back crawl 10 yards, water safety.
<b>Alligator</b>	Deep water bobbing, dives from side of pool from stride and standing position, sidestroke 25 yards, breaststroke kick 25 yards, turns at the wall, sculling, water safety.
<b>Sea Lion</b>	Alternative breathing, swimming under water, butterfly kick 10 yards, open turns on front and back, diving safely and progression from board, front crawl, back crawl, sidestroke 50 yards, breaststroke 25 yards, water safety.
<b>Dolphin</b>	Approach and hurdle on diving board, tuck and pike, surface dives, alternative kicks for treading water, approach stroke 25 yards, butterfly stroke 25 yards, front and back crawl 100 yards, front and open flip turns, water safety.

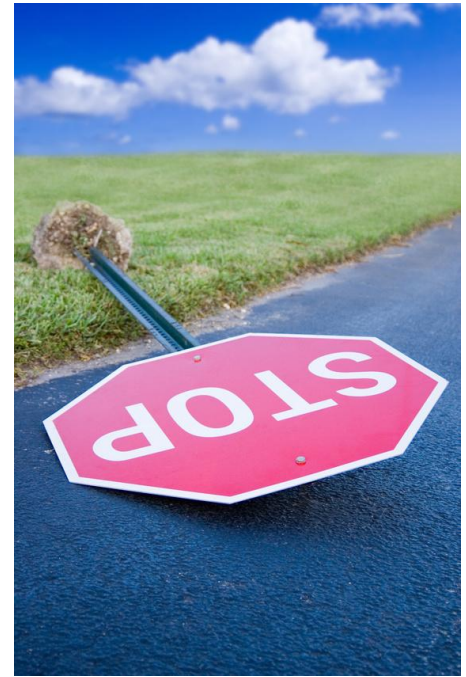
# A Sign of the Times

With sections of Woodgate Farms being more than 7 years old we are starting to incur some maintenance issues and their associated cost to continue the high standards that we are accustomed to in our community. We have plans to have the entire outside of the Community Center power washed and painted this year, have ordered new umbrellas and have already replaced missing street signs. Unfortunately the street signs with the street names are Woodgate Farms responsibility, so we ask that if you have a sign in your yard to keep an eye on it. Please let us know if anything happens to it, if it's leaning, or needs painting. If you are willing to straighten or paint they pole the association would greatly appreciate it since these signs are the responsibility of Woodgate Farms.

If you have a regular street sign (stop, speed, etc) in your yard we ask you to also keep an eye on that too and email the board at [board@woodgatefarms.com](mailto:board@woodgatefarms.com), if anything happens to it and we will contact the Township for the repair.

We also ask you to keep an eye out for vandalism. We have had a lot of graffiti lately at the Community Center and playground. Any extra set of eyes and ears will help. Both the community center and playground close at sun down so if you see kids hanging out please ask them to leave or call the Police at 440-235-3335.

Thank you in advance for you assistance.



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**THE WOODGATE FARMS ANNUAL  
COMMUNITY-WIDE GARAGE SALE!**

Clean Out Your Closets and Get Ready to Make Some  
Extra Cash!

**THURSDAY - JUNE 17  
FRIDAY - JUNE 18  
SATURDAY JUNE 19  
9:00 A.M. to 4:00 P.M**

Email Missy or Chuck Cosentino  
for more info:  
[woodgategaragesale@yahoo.com](mailto:woodgategaragesale@yahoo.com)

## Shed Application

To obtain a shed application, contact:  
Barnett Management at **216-831-0165**  
Or visit [woodgatefarms.org](http://woodgatefarms.org)  
and click **Shed Update**.

## Visit Our Advertisers on the Web

You can find menus and lists of services for our  
advertisers at the Woodgate Farms web site:

[www.woodgatefarms.org/advertisers.htm](http://www.woodgatefarms.org/advertisers.htm)

# Pool Updates for 2010

The weather is warming and soon the pool will be open for residents to enjoy. The pool will open on Memorial Day weekend this year and close on Labor Day. Visit our website at [www.woodgatefarms.org](http://www.woodgatefarms.org) for specific dates and times.

Hasting Waterworks, our pool management company, will be offering swimming lessons again this year for a small fee and doing their best to make sure your time at the pool is as safe and fun as possible. Information regarding swim lessons is included in this newsletter or you can ask the lifeguard for information during a safety break once the pool opens.

The Fence is finally repaired (we hope) and working as intended so please remember to bring your key fob to gain access to the pool. If your fob will not open the gate you should call Barnett management at 216-831-0165 immediately to determine what the problem is.

Key fobs can malfunction; we have had to replace about 5 of them in the past 2 years for residents. Key fobs will only work for residents that have a zero balance on the HOA dues account. If the sensor flashes green and then red then the key has been suspended. If the key does not cause any color to flash on the sensor then the key fob needs replaced.

We will work with the pool company to enforce all of the pool access rules to the best of our abilities, but as a resident in good

standing, we also need your help enforcing them.

- Please follow all of the pool rules posted at the pool entrance
- Do not leave the pool gate open at any time for any reason. This is a safety issue and we do not want non-residents entering the pool area
- Do not let anyone in if their key fob is not working, it is the residents responsibility to contact Barnett Management to resolve any issue with their key fob not yours

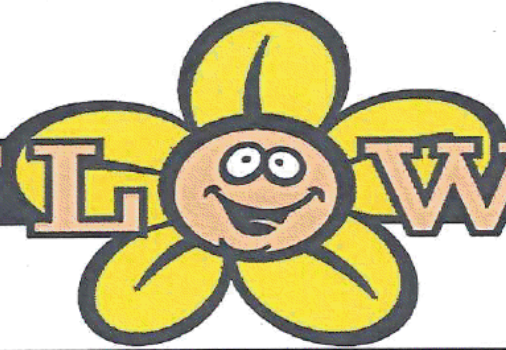
If you want to make sure your key fob is working properly before the pool opens, stop by the clubhouse and open the door into the restroom area. Your key fob should open those doors daily from 8 AM to 5PM year round. If you have any questions or concerns about activities at the pool feel free to contact all of the board members via email at [board@woodgatefarms.org](mailto:board@woodgatefarms.org).

Thanks and have a great swim season in 2010!

## Renting the Community Center

Homeowners with a zero HOA balance may rent the Community Center for private functions at \$125. To rent the facility, send an email to [cc@woodgatefarms.org](mailto:cc@woodgatefarms.org) or visit [woodgatefarms.org](http://woodgatefarms.org) and click **Rent the Community Center** for availability and the rental agreement.

### COMMUNITY CLASSIFIEDS




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- PLANTS

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# Message from the Board

To date, the Woodgate Farms Homeowner's Association has collected approximately \$186,000 of the \$215,000 budgeted for collection in 2010. 93% of homeowners have paid their dues and 25% of the dues for unoccupied lots have been collected. These numbers are hopeful and everyone in our community appreciates their neighbors' timely paying of dues.

For those who have not paid or made an effort to pay their dues, legal action has been and continues to be taken. This includes the filing of liens and lawsuits. Also, all privileges to the pool and Clubhouse have been suspended for non-payers. (This includes non-payment of legal fees and late fees for those who pay late.) With the new gate and security measures at the pool, we hope this will be just another tool in collecting dues.

Unfortunately, taking legal action costs our community money, and it takes time to collect money through the legal process. Although money continues to be collected, those who consistently pay late or do not pay at all cost our community money. However, the numbers show that this is a small percentage of homeowners, and the Board thanks everyone who consistently pays and pays on time.

The Homeowners' Association is not operating to make a profit, and the Board of Trustees consists of non-paid volunteers. As such, non-payment and late payment of dues does not cut into profit, but takes away services and money from those families as well as their neighbors' families. The dues are only designed to cover costs, not to turn a profit or punish anyone.

The \$28.75/month in dues goes toward landscaping, managing the pool which includes maintenance and lifeguards, maintaining the Club House, lighting and utilities, snow removal, and many other services. Since homeowners have taken control of the Woodgate Farms Homeowner's Association 5 years ago, the Board has saved

Woodgate Farms over \$100,000 by cutting costs for service contracts, taking over responsibilities once handled by Barnett Management, and correcting tax bills.

In addition to the services that our dues provide, our dues will eventually be needed to build a reserve for future repairs and maintenance as our community ages.

Once again, thank you to those who consistently pay and pay on time. Please remember that those who do not pay or consistently pay late cost our community a great deal of money. Timely payment helps to keep dues low, avoid legal fees, and will allow the Homeowners' Association to take on new projects for the betterment of our community.

## 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. You can also visit [firstenergycorp.com](http://firstenergycorp.com) and click **Report an Outage**. Email lighting questions to [lighting@woodgatefarms.org](mailto:lighting@woodgatefarms.org)

## 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. Olmsted Township has a restraint law. Please call the police if you see a stray dog in the area.

## COMMUNITY CLASSIFIEDS

Before



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After

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**Keep Up  
To Date!!**

Visit the website for an updated calendar of events. Don't forget to register for email updates! Impress your neighbors by being the first to know what's going on :-)

[woodgatefarms.org](http://woodgatefarms.org)