

Woodgate Farms Homeowners' Association Newsletter

April 2013

BOARD OF DIRECTORS

. **Bob Iler, President**

Louise Veverka, Vice President

Brian McElroy, Secretary

Mary De Jesus, Treasurer

At Large Trustees:

Dan Misciewicz

Robert Trapp

Gregory Waffan

MANAGEMENT COMPANY

Associated Property Management LLC

789 West Lafayette Road

Medina OH 44256

Ph. 866-575-0025

COMMUNITY GARAGE SALE!

THE ASSOCIATION WILL PROVIDE ADVERTISING FOR A COMMUNITY WIDE GARAGE SALE ON JUNE 20, 21, AND 22rd. PLEASE FEEL FREE TO ASSEMBLE YOUR ITEMS FOR SALE AND JOIN THE FUN.



MESSAGE FROM THE BOARD

With summer rapidly approaching it is again time to think about the opening of the pool. It will open as usual on Memorial Day weekend from 10 AM to 8 PM and the following weekend, June 1 and 2. The pool will open daily beginning June 3 from 10 AM to 9 PM. Check our website woodgatefarms.org for the summer swim schedule.

KEY FOBS

In order to access the pool and rent the community center you will need a key fob issued by Woodgate Farms. If you are new to the community contact the management company and they will issue you two new ones. If your fob does not work, make sure your account balance is paid in full. Keys are deactivated after February 15 if you still have a balance. If you have lost your key fob and need a new one, contact the management company for a replacement. The cost is \$10 for a new fob.

SIDEWALKS AND ROADWAYS

With warmer weather on the horizon, please be mindful of our speed limit and drive responsibly while traveling through our community. Please exercise appropriate caution and inform your visitors to do likewise.

Sidewalks are in place for the safety of pedestrians. They provide an alternative to walking on a street surface. It is the responsibility of the property owner to keep the sidewalk clean and clear. Below are a few guidelines to consider for sidewalk maintenance. Your neighbors will appreciate your "sidewalk etiquette" efforts.

- Remove grass clippings from the sidewalk after mowing;
- Remove leaves, branches or nuts that have fallen from trees;
- Do not leave anything on the sidewalk such as bikes, skateboards, trash receptacles or any other items that would restrict passage on the sidewalk;
- Keep sidewalk clean, no chalk; use your driveway for chalk art;
- Do not park a vehicle in a driveway where it will block a sidewalk;
- Trim hedges or low hanging trees along the edge of the sidewalk;
- Clean up goose or dog droppings as well as trash.

Individuals walking, jogging, pushing a stroller or walking the dog thank you.

WE LOVE OUR PETS

We always wish to emphasize the importance of cleaning up after our pets. Also, do not let your dog run loose or tie it out and let it bark incessantly. This can be disturbing to your neighbors.

CONTRACTORS—Do not attempt to contact or talk to contractors who have been hired to work on our premises. These people take their instructions from their employers, not individuals, and have been instructed to ignore any residents who attempt to discuss their work with them or waste their time in any way.

ARCHITECTURAL MODIFICATIONS—The Board wishes to encourage beautifying our yard areas, however proper procedures must be followed. **Any modifications or changes must be approved by the Board of Directors through our management company.**

Keep Water Clean

COMMUNICATION

The Board of Directors consists of individuals elected by the owners. Board members serve without compensation and are responsible for decisions concerning the property made during Board meetings held throughout the year.

The Association relies on the management company to carry out the Board's decisions and handle 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 the management company by phone, in writing or by email.

No complaints will be addressed unless they are placed in writing to the management company. The Management Company will review your complaint with the Board of Directors.

The Board requests and appreciates your cooperation in respecting that Board members are not employees and should not be contacted directly on Association matters outside meetings. All communication is to be directed to the management company to ensure that your concerns are properly addressed.

With our easy access to Lake Erie we sometimes take for granted that there will always be clean water available for future generations. In addition to complying with the township's ordinances, state and federal laws, we can help keep our water clean.

- Use fertilizer sparingly and sweep any that goes onto your driveway, sidewalk or roadway. This is a safety issue for bare feet and pets.
- Keep your trash and recycling containers tightly covered to prevent sanitation and recycling from blowing onto the road and sidewalks.
- Never dump anything down storm drains. Report any illegal dumping activities you witness to the police department.
- Compost yard waste and keep use of pesticides to a minimum.
- Take vehicles to the car wash instead of washing them in your driveway.
- Check your vehicles for leaks and recycle motor oil.
- Again, pick up after your pets on your property and properly dispose of the waste
- Don't be a litterbug.

THE LANDINGS AT TIMBER LAKES—If you have not noticed, The Landings at Timber Lakes is almost completely built out. That is great news as it indicates that consumers are buying and building houses. Hopefully the economy is on the road to recovery.

Gates Village—The Association has recently been approached about the possibility of the Gates Village area being developed. The original plat of Woodgate Farms included this area but it has been the last to be developed. There is a new investor in place and they have submitted plans to the township and the county for approval. We have been in discussion with the new owners in regards to placement of the entrance and drainage easements. As we find out more information we will place this information on the website to keep everyone informed.

CLUBHOUSE RESERVATIONS: PLEASE NOTE: THERE IS A NEW FORMAT/ CLUBHOUSE RENTAL PROCEDURE THAT IS TO BE FOLLOWED WHEN RESERVING THE CLUBHOUSE. The clubhouse has experienced a lot of damage over the years as renters or their guests unintentionally damage the property. The Association has drafted a checklist that will be signed off by the renter of the clubhouse and then again by the inspector. There will be fines for damage to the property. If there is damage to the property, your security deposit will be cashed and then the fine for the damage will be deducted. The remaining balance of your security deposit will then be paid to you. Please review the new procedure as it has been enclosed for your records. Confirmation of all reservations will be confirmed upon receipt of deposit and signed paperwork.