



Strayer Fox Homeowners Association

MINUTES - ANNUAL MEETING – 11.20.2019

Location: Monclova Community Center, Metzger Room

The following materials were distributed to attendees on arrival:

- Copies of the **Minutes** taken during the 11.28.2018 Annual Meeting; and
- Current HOA financial reports including **Balance Sheet**, **Profit & Loss** and **Trial Balance** reports. All calculations reflect the period 01.01.2019 / 2020 as of 11.18.2019.

President – Paul Ladd:

- Welcomed attendees.
- 2018 Minutes were approved.
- HOA dues remain at \$225 per lot; however, **a \$75 discount will be applied for 2020** based upon anticipated, routine HOA expenses for the upcoming year. Our emergency savings account of \$15,000 is available in the event we encounter unanticipated expenses.
- **April 1st is the prescribed/official deadline for the HOA's receipt of dues payments. Barring any hardship-related accommodations negotiated in advance, liens will be placed on properties for which dues have not been received in the HOA's Post Office box by May 31st, 2020.**
- As the result of non-payment of 2019 dues, liens were placed on two properties. In order to release a lien, a property owner must pay delinquent dues plus all related attorney's fees.
- There is a new Administrator at Ridgewood Manor and he created a designated smoking area behind Ridgewood to eliminate visibility from Manley Road.
- Reminder that each lot is to have one tree planted between the street and sidewalk. The Association encourages compliance. If your property is lacking a "tree lawn" tree, please consider planting one as the overall neighborhood aesthetic will benefit.
- Barn windows have all been repaired.
- All signs have been repainted by volunteers. The sign on Salisbury is laminated and the finish is leaking. The sign is OK for now but will likely need to be replaced in the next year or two.
- In 2019, steps were taken to launch Block Watch in the neighborhood but there was no interest.
- Many complaints were received concerning a commercial vehicle often parked on West Meadows which is in violation of Monclova Township zoning.
- Thank you to various neighborhood volunteers including:
 - o Sue Ladd for landscaping touches at neighborhood entrances; and
 - o Tom Muenger for festive holiday lighting at the Manley Road entrance.

Paul initiated reports by the Board:

Treasurer – Sharon Spitznogle:

- 2019 annual dues of \$175 (\$225-\$50) per lot were paid by all but two property owners.
- There was discussion around the 2019 **Balance Sheet**, **Profit & Loss** and **Trial Balance** reports, all of which are current as of 11.18.2019. Some specifics:
 - o An additional Toledo Edison bill is anticipated for December 2019.
 - o A Fifth Third savings account was opened in September 2017 and contains \$15,000, the amount targeted for our HOA emergency fund. This savings account is intended as a resource

to be utilized in the event of unexpected HOA expenses or emergencies and, ultimately, to avoid/minimize the need to assess individual homeowners.

- o "Computer and Internet Expenses" consist entirely of fees paid to third parties for web hosting, board member e-mail addresses and Constant Contact.
- o It is anticipated the HOA will have a balance of over \$5,000 as of 12.31.2019 after remaining 2019 expenses have been paid (Edison; landscaping).
- HOA dues remain at \$225 per lot; however, they will be discounted by \$75 to only \$150 per lot for 2020. Invoices will reflect the prescribed due date of 04.01.2020. Payments must be received in the HOA's Post Office Box by no later than 05.31.2020. **Property liens will be initiated on 06.01.2020 for any properties for which 2020 dues are outstanding.**

Social / Secretary- Lin Wenberg:

- HOA Board members no longer host annual barn parties. After many years, they were discontinued due to lack of sufficient interest and to avoid unnecessary expense. If a group of interested homeowners wish to form a special purpose committee to take full responsibility for hosting a 2020 HOA Barn Party, please contact the Board to determine a date and budget. Volunteer committee members would be responsible for the entire function, including newsletter, RSVPs, set-up, food/drinks and clean-up.
- "Common Crawls", which are informal neighborhood gatherings to which residents BYO-drinks / snacks/chairs, were held occasionally in the past in the common area near the Manley Road pond. If anyone is interested in volunteering to organize such gatherings once or twice a month, please contact the Board to create a subcommittee for that purpose.
- Participation in annual "neighborhood" garage sales diminished considerably over the years. Barring an increase in the number of interested homeowners, there are no plans for the HOA to promote (advertising / signs) "neighborhood" garage sales in the future.
- There was some discussion around the desire for a current hardcopy subdivision directory. In 2019, Sharon solicited information for such a directory when she mailed dues invoices. Very few replies were received and much of the information (owners / addresses) is available on line. There are no current plans to create a directory.
- Secretarial responsibilities consist primarily of preparation of HOA newsletters and recording the Minutes of the annual meetings which are then posted to the HOA's website www.strayerfox.com.

Landscape – John Wenberg:

- In 2018, our long-time landscaper retired and sold his business. The HOA entered a contract with the new owner who performed well in 2019. A meeting will be held in the spring of 2020 to fine tune anticipated services. Contracted work consists primarily of mowing approximately 100,000 square feet of common ground, trimming small branches from trees on common areas and applying fresh mulch to common areas each spring. A 3% increase in landscaping fees is anticipated for 2020.
- Common areas, including the Manley Road Pond, are in great condition.
- A new Manley Road pond fountain was installed in 2019. It runs more efficiently than the old fountain and carries a 3-year warranty. The new platform features LED lighting and is expected to reduce related Toledo Edison charges.
- Beginning in 2017, Aqua-Doc was hired to maintain both ponds (Manley Road and West Meadows). Weed control is accomplished by treating the ponds with chemicals.
- Stones are added to pathways as needed.
- Several lots are missing their tree-lawn trees. Owners are encouraged to plant trees to improve the overall appearance of the neighborhood.
- Boats and vehicles are stored on the main floor of the barn and smaller items (patio furniture) are stored in the loft area. Storage is primarily seasonal (fall to spring) and storage fees apply. There are no stalls currently available for boats/autos but furniture storage can be accommodated in the loft.
 - o ***NOTE: Property owners are solely responsible for loss or damage to vehicles/property in storage and are solely responsible for the purchase of any desired insurance coverage.***

Administrator - Joe Bojarski:

HOA communication channels have not changed since the 2018 annual meeting:

- HOA website: www.strayerfox.com
- **Constant Contact**, a group e-mail service which allows residents to self-register to receive occasional e-mails from the HOA. **Homeowners are encouraged to subscribe to Constant Contact. Please do so by clicking on the Sign Up link under the heading "Receive Association News and Events via Email" which appears on the homepage of the HOA website.**
- In the past, Sharon personally maintained an e-mail recipient group and she occasionally pushed out information of potential interest to homeowners. **Constant Contact** is the HOA's official e-mail channel and has replaced Sharon's personal e-mails.
- Association Facebook Page: [Strayer-Fox Home Owners Association](#)

Questions Raised / Concerns Discussed:

- Mailboxes which do not maintain the overall neighborhood esthetic have been erected. Paul will address concerns with respective homeowners.
- Maintenance of front sidewalks is the responsibility of individual homeowners. Inform Paul should you become aware of unsafe, unlevel sidewalks in need of repair.
- Should you see any commercial vehicles parked in the neighborhood, please report such township zoning violations to Eric Wagner, Monclova Zoning Dept., at 419-865-7857 or ewagner@monclovatwp.org
- The township picks up leaves in the fall. **They ask that leaves be left on the lawn near the street, not in the street. Grass clippings should not be mixed in with leaves.**

Re-election of existing Board Officers:

- There were no new volunteer candidates for service on the 2020 Board.
- Existing Board members will remain in place for 2020.

Meeting Adjourned.

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### INFORMATION AND REMINDERS:

#### Third Party Vendors.

The HOA does not promote, recommend or endorse any third party vendor. We share the following information purely at the request of, and potential use/convenience of, our neighbors:

- **Replacement Mail Boxes:**
  - o **Mason Cedar Works**, Phone: 419-874-8245; [www.masoncedarworksllc.com](http://www.masoncedarworksllc.com)
  - o **Rentner Lumber**, Phone: 419-841-2576 – [www.rentnerlumber.com](http://www.rentnerlumber.com)
- **Snow Removal:**
  - o John Wagner, **Sunny Acres Snow Removal**, Phone: 419-450-1952; e-mail: [jw223@aol.com](mailto:jw223@aol.com)
- **Tree Trimming, Tree Shaping, Tree Removal, Stump Removal, Wood Supply:**
  - o Joe Keller, **Keller Tree Service**, Phone: 419-392-0318, [www.kellertreesvc.com](http://www.kellertreesvc.com)

#### Solicitors:

If you are approached by solicitors at your home or in the neighborhood, ask to see the required solicitor's license and consider notifying the Sheriff of any suspicious behavior.

#### Monclova Township News:

For information on services provided by Monclova Township, visit the township website at:

<http://www.monclovatwp.org/>