



Fox Hollow Strayer Farms (Strayer Fox) Homeowners Association

MINUTES - ANNUAL MEETING – 11.19.2020

Location: Monclova Community Center, Metzger Room

Total number of attendees, including Board members: 11

The following materials were distributed to attendees on arrival:

- Copies of the **Minutes** taken during the 11.20.2019 Annual Meeting; and
- Current HOA financial reports including **Balance Sheet** and **Profit & Loss**. Calculations reflect the period 01.01.2020 / 12.31.2020 as of 11.18.2020.

President – Paul Ladd:

- Welcomed attendees.
- 2019 Minutes were approved.
- Welcome Anne LaVoie – New HOA Treasurer replacing Sharon Spitznogle who relocated recently.
- Joe Bojarski, the HOA's Tech Adviser, also relocated recently.
- Several homes within FHSF subdivisions have been sold to new owners in 2020. Demand is high and sales occur quickly. Values are up. Paul received a random call from someone looking to purchase a home in our neighborhood.
- Liens will be placed on homes for which 2020 dues have not been paid. In order to release a lien, a property owner must pay delinquent dues plus all related attorney's fees. Some residents haven't paid their dues for multiple years.

Paul initiated reports by the Board:

Treasurer – Anne LaVoie:

- There was discussion around the 2020 **Balance Sheet** and **Profit & Loss** which are current as of 11.18.2020. Some specifics:
 - An additional Toledo Edison bill is anticipated for December 2020.
 - Approximately \$4,000 of Landscaping expense and recent tree removal expenses are not yet reflected in the 2020 accounting statements.
 - Anne is in the process of reviewing all 2020 bank statements.
 - A Fifth Third savings account was opened in September 2017 to serve as an emergency fund for the HOA. The targeted balance for this account is \$15,000. In 2020, approximately \$6,000 was necessarily transferred from savings to checking to meet HOA expenses. In 2021, the HOA expects to restore the savings account to the \$15,000. The savings account is intended as a resource to be accessed as needed to meet HOA expenses or emergencies and, ultimately, to avoid/minimize the need to assess individual homeowners.
- For 2021, HOA dues remain at \$225 per lot and will not be discounted. **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, 2021.**

Secretary- Lin Wenberg:

- Secretarial responsibilities consist primarily of preparation of HOA newsletters and recording **Minutes** of the annual meetings. Minutes are posted to the HOA's website www.strayerfox.com.

Landscape – John Wenberg:

- Landscaping charges are the single largest expense for the HOA. Contracted work consists primarily of mowing/fertilizing 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.
- For the 2021 season, we will continue our relationship with our current provider. We did obtain a competitive bid which validated that our current provider is cost-effective
- 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.
- 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.
- In 2020, the HOA incurred expenses to take down trees on common areas. A large tree near the corner of Salisbury and Manley will be removed soon. We experienced a delay because the vendor's crane required repair.
- 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.
 - ***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.***

Questions Raised / Concerns Discussed:

- Maintenance of front sidewalks is the responsibility of individual homeowners. Dangerous conditions exist which require leveling. It was suggested that costs may be more competitive if leveling repairs could be arranged collectively for several properties. Potential use of Hite Leveling was suggested by a resident. Paul asks that he be informed of specific concerns. He is aware of an issue on Hunters Crossing and will reach out to the resident.
- Several lots are missing their tree-lawn trees. Owners are encouraged to plant trees to improve the overall appearance of the neighborhood.
- Mailboxes which do not maintain the overall neighborhood esthetic have been erected. Paul will address concerns with respective homeowners.
- Sketches of potential property improvements (additions, fences, decks, flagpoles, etc.) should be submitted to Paul Ladd in advance.

Re-election of existing Board Officers:

- There were no new volunteer candidates for service on the 2021 Board.
- Existing Board members will remain in place for 2021.

Meeting Adjourned.

INFORMATION AND REMINDERS:

Third Party Vendors.

The HOA does not promote, recommend or endorse any third party vendor. We share the following information purely for the convenience of our neighbors:

- **Lawn Mowing:**
 - **Excellence in Lawncare**, Brayden Thome, Phone: 567-225-2214; brayden.thome@yahoo.com
 - **Sunny Acres Lawn Care**, John Wagner, Phone: 419-450-1952; e-mail: jw223@aol.com
- **Replacement Mail Boxes:**
 - **Mason Cedar Works**, Phone: 419-874-8245; www.masoncedarworkslc.com
 - **Rentner Lumber**, Phone: 419-841-2576 – www.rentnerlumber.com
- **Snow Removal:**
 - **Sunny Acres Snow Removal**, John Wagner, Phone: 419-450-1952; e-mail: jw223@aol.com
- **Tree Trimming, Tree Shaping, Tree Removal, Stump Removal, Wood Supply:**
 - **Keller Tree Service**, Joe Keller, Phone: 419-392-0318, www.kellertreesvc.com
 - **Amber Tree Service**, for estimates call Dennis at 419-392-2331
- Should you see 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. Leaves placed in plastic bags will not be picked up!**

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/>