

Fox Hollow/Strayer Farms Homeowners Association
Annual Meeting: Thursday 11-18-21
Monclova Community Center/Ottawa Room

Board Members Present: Paul Ladd, Anne LaVoie, Trish Barone, Tony Barone, John Wenberg

Also Present: 11 neighbors/homeowners

President's Report and Welcome: Paul Ladd

Paul opened the meeting by welcoming those in attendance and introduced the Board members.

Issues that Paul discussed:

- Paul congratulated Anne (Association Treasurer) re: her successful pursuit of delinquent payment of annual dues. A homeowner was in arrears of three years payment of Association dues. A lien was placed on the property and said homeowner paid \$625.00 for the back-owed dues, plus attorney fees and fees involved with the lien process.
- Re: the former Sunshine Home on Strayer Rd. In a previous meeting, Monclova Township denied the property owner's request for a zoning change. The owner has retained counsel and is suing the township over this matter. This property is within the Fox Hollow/Strayer Farms Homeowners Association and, as such, pays dues and is bound by the Deed Restrictions.
- Re: Deed Restrictions. At property closing, all homeowners had to agree to the Deed Restrictions of the Homeowners Association. The Board is considering fining those who do not comply.

Treasurer's Report: Anne LaVoie

Issues that Anne discussed:

- All annual dues are paid in full.
- Currently, there is a \$10,000 balance in the bank but pending expenses will diminish that amount by about \$7,000. Outstanding bills include: two more mowings of the common grounds; electricity for this month and next; retrenching/clearing/hauling away fallen trees, logs, and debris that were blocking the ravine culvert which flows under Strayer Rd. and into Swan Creek.
- We had large and unusual expenses this year, notably the aforementioned culvert clearing and some tree removal and trimming.

- Anne made a Motion to increase the annual dues from \$225.00 to \$250.00. The Motion was seconded by Tom Muenger and passed unanimously. It was felt that this measure would put the Association in a better position to fund “emergencies” and cover increasing expenses and maintenance costs.
- Tom Muenger reported that the Christmas lights are up and will be lit soon. He also said that a new conduit was installed on the “squirrel tower” which is located at the entrance of Fox Hollow. It was felt that the previous ground level electrical outlet was a hazard.
- Mention was made that Ridgewood Manor is drawing electrical power from our outlet and is not reimbursing us for that cost. Should we pursue this?

Architectural Report: Tony Barone

Issues that Tony discussed:

- All roads in Fox Hollow/Strayer Farms drain into the culvert that flows under Strayer Rd. and into Swan Creek. Plant material and debris get into the small stream, move along, collect at the culvert opening and routinely clog it.
- In the past, the Lucas County Engineer has retrenched the culvert opening for us. However, the materials were not actually removed; they were left behind on the hill sides and eventually reclogged the culvert opening, especially after heavy rains.
- There is now a “new” county engineer who stated that it is the responsibility of the HOA to deal with and pay for the clearing of the culvert. With this in mind, we hired a private contractor to do the work at a cost of \$3,500.00; they also hauled away the debris. Payment has not yet been made and the job will be completed when the ground firms up.
- Quail Hollow will share in the expenses of this project.

Landscaping Report: John Wenberg

Issues that John discussed:

- Sunny Acres Lawn Service has been retained as our provider for mowing the common grounds.
- Pond/fountain expenses and maintenance have increased by \$350.00.
- Barn storage has generated \$925.00 income for the Association. The Barn is “full” except for loft storage of lawn furniture, etc.
- The “back pond” should/will be maintained as judiciously as the Manley Rd. pond.
- Re: grass on the Echo Valley island. John will wait until spring and determine if the grass needs to be replanted.

Items of Concern/Questions Raised in Open Discussion

- We discussed the need for consistent compliance with all Association Deed Restrictions: 3 rail split fences; rustic wood mailboxes; trees on each tree lawn.
- Originally, fire pits and satellite dishes were not allowed; these are now very prevalent. Should we amend the Deed Restrictions to allow these items?
- Paul made a request for a “tech savvy” volunteer to join the Board as a website/internet manager. At this time, we have no such person in place. Are our “Computer and Internet Expenses” being wasted? Cindy Thome said she would discuss the matter with a possible candidate.
- Postage and Delivery charges are very expensive. A few volunteers offered to “hand deliver” newsletters and other written communications. (Thank you, Amy Jankowski, Michele Smith and Trish Barone.)

ADDENDUM

As of November 15,2021, Lin Wenberg formally resigned as Secretary of Fox Hollow/Strayer Farms Homeowners Association. Dave Thome has agreed to take over as the new Website Admininistor; his contact information is: 419-461-9814
davidpthome@gmail.com