

Fox Hollow/Strayer Farms Homeowners Association
Annual Meeting: Thursday 11-17-22
Monclova Community Center/Metzger Room

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

Also Present: approximately 28 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:

- Regarding work by ATT: if ATT has placed flags on your property, take a picture of said property before ATT begins work. This is to ensure that any work-related damage can be cited and documented.
- Re: the possibility of amending the Deed Restrictions: 60% of households is needed to amend. If we decide to proceed with this, Jeanne Govert suggested that one person from each "block" visit neighbors and discuss the matter. The purpose of amending would be to enable us to place liens on/fine the property of those who are in violation of the Deed Restrictions. There was a sense that it would be difficult to get 60% of interested residents to move forward with this. Eric Wagner is the Zoning Administrator of Monclova Township. In the past, he has sent a "friendly neighbor letter" to homeowners for the purpose of enforcing Deed Restrictions.
- The 20A interchange should be completed by 2024. It will be a "Diverging Diamond", similar to the exit pattern from 475 onto Rt. 25 in Perrysburg.
- Request for a zoning change by the owner of the former Sunshine Home on Strayer Rd: use of the property for a "group home" was denied by Monclova Township. The owner is now requesting that the property be zoned as "neighborhood commercial". This would allow the existing building to be used as a bank or doctor's office, etc.
- Request for a zoning change by the Church on Strayer: "The Church" wants to use some of its existing building space to house a 64 bed memory care/assisted living facility. This request would not involve building any new structures on the property.

Secretary's Report: Trish Barone

Issues that Trish discussed:

- At closing, each property owner agreed to comply with the Deed Restrictions of Fox Hollow/Strayer Farms Homeowners Association.
- A newsletter was distributed in August to remind homeowners about the importance of complying with these restrictions. Issues regarding trash totes, weeds, mailboxes and pets were addressed. Letters were sent to violators concerning uncut grass/weeds and personal use of common space; the homeowners complied and the matters were resolved.

Architectural Report: Tony Barone

Issues that Tony discussed:

- A lap pool/spa was approved and has been installed on a homeowner's property.
- As a general reminder, all changes/alterations to the exterior of a home need to be pre-approved by the Architectural Committee. These include, but are not limited to, decks/pools/patios, etc.
- All roads in Fox Hollow/Strayer Farms drain into the culvert that flows under Strayer Rd. and then 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 who did the work, fall 2021. The cost was \$3,500.00 and they hauled away the debris so it would not reclog the culvert opening.
- Quail Hollow shared proportionally in the expenses of this project.
- It was determined that this procedure should be done as "maintenance" and at regular intervals so as to avoid major problems and back-ups in the future.

Landscaping Report: John Wenberg

Issues that John discussed:

- Landscaping costs are the largest expense of the HOA; these include mowing, pond maintenance (by Aqua Doc) and electricity.
- Next year, the cost of landscaping and groundskeeping will increase by \$750.00. This is largely the result of increased prices of fuel and supplies.
- In the spring, stones will be added to the pathways and John will assess the large tree that is obstructing the path behind the Goverts' home. The tree is lovely and healthy; perhaps the path around it will need to be reconfigured/diverted.

- The fees for storage in the Barn are as follows: vehicles/\$100.00; furniture/\$50.00. Any damage to items in the Barn is covered by the insurance of the property owner.

Treasurer's Report: Anne LaVoie

Issues that Anne discussed:

- We are mandated to keep at least \$15,000.00 in our savings account at all times. These funds are for emergencies such as major repairs and trees that blow down, etc. Currently, the balance in that account is below \$10,000.00.
- With this in mind, and because of the increase in landscaping and groundskeeping fees for next year, Anne suggested a raise of the annual HOA dues from \$250.00 to \$325.00. A motion was made by Michele Smith and seconded by Bob Stevens; the motion was voted and carried.
- For the second year in a row, we had 100% compliance re: payment of annual dues. (Ridgewood Manor has 11 plots and the former Sunshine Home on Strayer Rd. has 2 plots for which they pay.)

Open Forum/Residents' Input

- HOA dues pay for the care and maintenance of the ponds and fountains. Concern was raised, therefore, about lack of access to, and inability to use, a pond that is behind houses on West Meadows. There is a vacant lot in that area that is privately owned; a "No Trespassing" sign is posted. Regarding this issue, Paul will contact Eric Wagner to find out if/where there is a utility easement by which the pond can be accessed.
- Concern was voiced regarding the unevenness of sidewalks in some places; sidewalks are the responsibility of the homeowner. As such, any injury that results from the uneven pavement is the liability of the owner. We discussed the possibility of a "leveling company" coming to assess the sidewalks. The company would then notify individual homeowners about any intervention that might be needed and also provide a cost estimate for repairs.
- It was pointed out that in some cases, the sidewalks heave due to roots from trees growing on the tree lawn. HOA Deed Restrictions mandate that homeowners plant a tree on the tree lawn in front of their house. If they do not, the HOA has the option of having a tree planted; the owner would then be assessed. We decided to table this issue until spring when the weather will be more appropriate for planting. The delay would also afford the Board more time to explore issues regarding types of trees and costs etc.
- Mike Thome said he would like to see a "No Engine Braking" sign placed at the 475 Exit onto Salisbury Rd.

These Minutes will be posted on our website: Strayerfox.com.