

Fox Hollow/Strayer Farms Homeowners Association
Board of Directors Meeting
November 11, 2021 @ 5:30/Barr's Public House

Members Present: Paul Ladd, Anne LaVoie, Tony Barone, Trish Barone

Members Absent: John Wenberg, Lin Wenberg

Anne LaVoie started the meeting with a report re: her conversation with lawyer John Landry (Wasserman, Bryan, Landry and Honold).

- Mr. Landry stated that our Association Deed Restrictions are “better (less prohibitive and limiting) than most”.
- Bylaws and/or Deed Restrictions that are “silent” roll over to the Ohio Revised Code.
- Neither our Bylaws, nor Deed Restrictions, seem to be recorded with the County Recorder; they probably should be.
- Our Bylaws and Deed Restrictions are in effect in perpetuity, unless changed by amendment.
- Any changes to the Deed Restrictions need to be done by amendment. Each household gets one vote and a 60% majority is needed for passage.
- Should we amend the Deed Restrictions to say “no rentals”?

What we discussed re: Non-Compliance of Deed Restrictions

- At closing, each purchaser promised to adhere to the Deed Restrictions of the Home Owners Association. Do we have the right to assess fines for non-compliance?
- Should we spell out what the fines would be? Would this involve amending the Deed Restrictions?

Specific Issues of Non-Compliance: Non-payment of Dues

- The home owner will be notified re: nonpayment of annual dues; the owner needs to comply within 30 days of notification.
- A lien will be placed on any property for which the owner has not paid annual Association dues. (The total amount would also include any attorney fees and fees involved with the lien process, approximately an additional \$300.00.)

Specific Issues of Non-Compliance: Fences

- Fences on properties need to be “split rail”/3 rails.

Specific Issues of Non-Compliance: Trash Cans

- As mentioned in the Association Newsletter, all trash cans need to be stored inside the garage; no exterior “barriers” are permitted.
- Home owners had to agree to this policy at property closing.

Specific Issues of Non-Compliance: Mail Boxes

- All mailboxes need to be made of “rustic wood”.
- Other materials, such as “Rubbermaid” or metal, are in violation of the Deed Restrictions.

The Board meeting concluded with mention of the Homeowners Association Annual Meeting:

- Thursday November 18 at 7:00
- Monclova Community Center, 8115 Monclova Rd./Ottawa Room
- Board members should be in place at 6:45.

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