



Deerfield Woods Newsletter

December 2018

Happy Holidays!



ANNUAL MEETING

Join us at the Strongsville Library
for the Annual
Deerfield Woods meeting on
Thursday, January 31st at 7:00 PM.
All residents are encouraged to attend.

Financial Report & 2018 Improvements

In 2018, \$5,000 was added to the Reserve, bringing the total Reserve to \$90,320. The goal is to have \$100,000 in the Reserve.

Due to 2018 storm damage in common areas, tree removal and clean-up expenses were significant. The total cost was \$19,650.

2018 improvements included the following:

- Addition of speed bumps and safety signage on the pool driveway to encourage safer, slower driving
- Removal of the overgrown bushes at the end of the pool driveway to improve sightlines where the driveway and sidewalk intersect
- Significant repairs to curbs on the pool driveway and in the parking lot
- New umbrellas for the tables at the pool
- A protective cover for the baby pool

Volunteer!

There is an immediate need for a volunteer for the position of Secretary.

Any new team member could be assisting our Board in running our non-profit operation in several areas, including homeowner communications, organizing social committee activities, administration, accounting, etc.

If you are interested in learning more or volunteering, please come to our Annual Meeting, call Steve Cook at 440-725-3157, or email DeerfieldWoodsHOA@gmail.com.

Architectural Home Improvements

Per the by-laws, any changes to landscaping and home architecture must first be approved before any construction or changes are implemented.

Updates to homes, including new windows, siding, roofs, etc., do not require homeowners to complete an architectural review form. Projects involving new structures do require homeowners to complete a form.

Please submit all plans and drawings for Architectural Approval to:
DeerfieldWoodsHOA@gmail.com

Enclosed with this newsletter are the following attachments:

1. 2019 Dues Invoice
2. 2019 Budget/Reserve Funding Primer
3. 2019 Proxy AND Ballot For/Against Reserve Requirement
4. Pool Pass Registration Form

Please complete and return your Proxy/Ballot Form and Pool Pass Registration Form with your dues payment.

Safety & Common Ground Guidelines

Please be sure to clear sidewalks of snow within 48 hours of the snowfall. If your front post light burns out, please replace it as soon as possible.

Snowmobiles, all-terrain vehicles and motor bikes are not permitted in the common areas or on the streets at any time. Sledding is also prohibited on common property.

The Deerfield Woods pond is available to all residents, but it is important to understand that this pond does not easily freeze. It should never be used for ice skating. Catch and release fishing is allowed. Do not keep fish!

When accessing common areas, such as the playground, fields or pond, please do not cut through private property. There are driveways, sidewalks or paths available for this purpose.

Please remember to leave common property as you found it, taking all trash and belongings with you upon departure. This helps keep common areas clean and safe!

2019 Pool Information

Please complete and return the enclosed pool pass registration form. Family/household pool passes will be available at the pool house for pickup on the first day the pool is open (Saturday, May 25th). Passes will not be mailed this year.

It is likely that Memorial Day and Labor Day parties will be scheduled.

Information about the 2019 High Point/Deerfield Woods Sharks Swim Team will be posted on the website when it becomes available.

Please check the website and Facebook page in the Spring for pool hours and other information.

Board Members

President/Trustee:	Stephen Cook
Vice President/ Trustee:	Tom Kroll
Treasurer/Trustee:	Scott Graham
Pool Manager/Trustee:	Sean Grandage
Trustee:	Kelly Lange

Collection Policy

At the October 16, 2018 meeting, the Board discussed and agreed upon the following updates to our collection policy.

Deerfield Woods annual homeowners' dues for the upcoming calendar year are mailed in November and due no later than January 1st. A homeowner is in default if they have not paid their dues after 60 days from the due date, at which time a \$30.00 late fee is applied to the account. A current statement reflecting the current and previous total amounts due, including late fees, legal fees, etc. is then mailed to the homeowner from the Homeowners Association Treasurer.

If full payment, including all dues, any late and legal fees, are not received by June 1st, the account is turned over to Deerfield Woods' legal representation, Kaman & Cusimano, LLC, to begin the collection process. Once the account is turned over to Kaman & Cusimano, LLC, the homeowner will receive a collection letter reflecting the total amount due which includes all dues, late fees, plus any legal fees incurred.

All legal fees associated with the collection procedure are the responsibility of the homeowner. *If full payment is not received by the new calendar year (ex. 2018 dues remain unpaid on Jan. 1, 2019), legal will, at the Board's direction, put a lien on the property. Over time, this process will become costlier for the homeowner and can possibly escalate to foreclosure, since the total amount due is not negotiable!*

2019 Deerfield Woods Garage Sale

Mark your calendars!
Thursday, June 20th

If you plan on participating as a seller, you will need to get a free garage sale permit from the City of Strongsville. A general neighborhood sale ad will be placed in a local paper. Individual garage sale promotion will also assist in generating good traffic that day.

Communications

Check out the website!
www.deerfieldwoods.org

Join your neighbors on the
Deerfield Woods Facebook Page.

Feel free to contact the Board throughout the year at DeerfieldWoodsHOA@gmail.com.