



Deerfield Woods Newsletter

December 2019

Happy Holidays!



ANNUAL MEETING

Join us at the Strongsville Library
for the Annual
Deerfield Woods meeting on
Thursday, January 30th at 7:00 PM.

All residents are encouraged to attend.

Enclosed with this newsletter are the following attachments:

1. 2020 Dues Invoice
2. 2020 Budget/Reserve Funding Primer
3. 2020 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.

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.

Board Members

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

Property Management & Financial Summary

In 2019, our Homeowners Association made the significant investment of \$40,600 to improve pool operations and the clubhouse facility. Noticeably, these improvements were achieved without depleting reserve funds and included the following:

- The clubhouse was remodeled, including repainting walls, installing Nature Stone throughout, providing more adequate storage for the lifeguards and replacing all bathroom fixtures. A baby changing table was added to the women's bathroom.
- A noticeable improvement in the general management, lifeguard staffing and communication with our new pool service company was achieved.

In 2019, entrance ways to the neighborhood were beautified with dead bushes removed, some bushes replaced and new mulch added.

For 2020, budgeted landscape activities will include projects targeted at enhancing the overall landscaping look by spending \$12,000 to add new playground mulch, painting Knob Hill fencing and replacing trees and bushes throughout our common areas by the four main entrances and around the clubhouse.

The Board did a commendable job managing expenses without depleting reserve funds in 2019.

- All capital improvements and expenses were paid from operating expense funds.
- The Association's cash flow broke even for the calendar year.
- The year-end Reserve Fund balance is estimated at \$90,000 with a 2020 goal of \$100,000 and a longer-term goal of \$110,000.

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!

2020 Deerfield Woods Garage Sale

Mark your calendars!
Thursday, June 18th

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.

2020 Pool Information

Please complete and return the enclosed pool pass registration form. Family/household pool passes will be mailed to you in your self-addressed stamped envelopes. The pool will open on Saturday, May 23rd.

Please check the website in the Spring for pool hours, 2020 High Point/Deerfield Woods Sharks Swim Team announcements and other information.

Collection Policy

Please become familiar with our collection policy posted on our website www.deerfieldwoods.org to ensure prompt payment of dues/account balances are made while avoiding additional late/legal fees caused by either late payment or delinquent account collections.

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

Pets

Please clean up after your dog when walking around the neighborhood.
Your neighbors will appreciate your efforts!

Communications

Check out the website for announcements and answers to frequently asked questions.
www.deerfieldwoods.org

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

