



Deerfield Woods Newsletter

December 2020

Happy Holidays!



ANNUAL JANUARY MEETING POSTPONED

Enclosed with this newsletter are the following attachments:

1. 2021 Dues Invoice
2. 2021 Budget/Reserve Funding Primer
3. 2021 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.

We Need New Volunteers!

THERE IS AN IMMEDIATE NEED FOR VOLUNTEERS FOR THE POSITIONS OF PRESIDENT AND SECRETARY.

Having a volunteer Board manage our association has saved an estimated \$30,000 in annual expenses and saved individual homeowners \$170/lot in annual fees. Without volunteers we will have to work with an outside management company which would result in raising total annual dues to over \$700/lot.

Our operation is running very well, but **Board replacements are needed within the next few months.**

Please call any Board Member or e-mail the association to find out how you can help!

deerfieldwoodshoa@gmail.com

Steve Cook 440.725.3157

Property Management & Financial Summary

In 2020, our Homeowners Association made significant progress on improving pump house operating flow by adding automated chlorination equipment while hitting both our short-term and long-term reserve goals by reallocating budgeted expense dollars to our reserve fund since the pool was closed all summer.

For Dec. (YE 2020), our current cash assets are:

- Reserve Savings of \$110,439 (+ 22%)
- Checking Account of \$26,589 (+134%)

Replacing our landscaping and pool service vendors has yielded a welcome improvement in overall service quality and vendor communications due to their companies' organization and management structure.

In 2020, entrance ways to the neighborhood were beautified with dead bushes removed, some bushes replaced and new mulch added.

For 2021, 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.

Board Members

President/Trustee: OPEN/Steve Cook
Vice President/ Trustee: OPEN
Treasurer/Trustee: Scott Graham
Secretary: OPEN/Kelly Lange
Facility Mgr/Trustee: Sean Grandage
Property Mgr/Trustee: Aaron Ross

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!

2021 Deerfield Woods Garage Sale

Postponed

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.

2021 Facilities 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 prior to opening.

The pool and playground remain closed until further notice.

Please check the website for status updates, 2021 High Point/Deerfield Woods Sharks Swim Team announcements and other items.

Collection Policy

Please become familiar with our updated collection policy posted on our website www.deerfieldwoods.org. *Please ensure that prompt payment of dues/account balances are made while avoiding additional late/legal fees caused by either late payment after March 1st or ongoing 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.

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

