



Deerfield Woods Newsletter

December 2021

Happy Holidays!



Join us
at the Strongsville Library for the
Annual Meeting
Wednesday, January 26th at 7:00 PM.

All residents are encouraged to attend.

Enclosed with this newsletter are the following attachments:

1. 2022 Dues Invoice
2. 2022 Budget/Reserve Funding Primer
3. 2022 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 to serve on the Board. Please consider volunteering your time and talents to help your neighborhood. It takes less effort than you think.

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.

Please contact 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

For Dec. (YE 2021), our current cash assets are:

- Reserve Savings of \$120,457 (+9%)
- Checking Account of \$44,758 (+68%)

The Association's long-term goal of reaching Reserve Savings of \$120,000 was met in 2021.

For 2022, budgeted landscape activities will include projects targeted at enhancing the overall landscaping look of the neighborhood, including items such as replacing mulch, bushes and trees at entranceways and the pool. Knob Hill fencing improvements, which were delayed last year, will be completed, and new mulch will be added to the playground.

New pool furniture will be purchased to replace three broken tables and several chairs.

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 require homeowners to complete an architectural review form, which can be found under the By-Laws section of the Deerfield Woods website. Updates to homes, including new windows, siding, roofs, etc., do not require homeowners to complete the form.

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

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!

Collection Policy

The Deerfield Woods collection policy is posted on our website at 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.

2022 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.

For those interested in becoming a lifeguard at our pool, visit www.hastingswaterworks.com.

Please check the website for status updates, 2022 High Point/Deerfield Woods Sharks Swim Team announcements and other items.

2022 Deerfield Woods Garage Sale

The annual neighborhood garage sale is usually held the third Thursday of June, which would be June 16th.

If anyone is interested in coordinating or participating in the sale, please email DeerfieldWoodsHOA@gmail.com with "garage sale" in the subject line.

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.

Board Members

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

