



Deerfield Woods Newsletter

December 2022



Join us
at the Strongsville Library for the
Annual Meeting
Wednesday, January 25th at 7:00 PM.

All residents are encouraged to attend.

Enclosed with this newsletter are the following attachments:

1. 2023 Dues Invoice
2. 2023 Budget/Reserve Funding Primer
3. 2023 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.

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

Property Management & Financial Summary

After six years of no increase in dues, and in order to meet the rising cost of service contracts and expenses, the Board has approved increasing 2023 dues to \$600.

The Board will continue to do everything it can to keep our dues and/or future assessments reasonable while still maintaining the beauty and integrity of our community.

For Dec. (YE 2022), our current cash assets are:

- Reserve Savings of \$120,470
- Checking Account of \$47,342

In 2022, half of the new pool furniture was purchased to replace broken pieces. The playground was mulched. New landscaping was completed near the pool house and neighborhood entrances.

For 2023, budgeted projects include lighting enhancements at neighborhood entrances and safety lighting features at the pool house. The rest of the new pool furniture and umbrellas will be purchased. The pool deck will be pressure washed. The small slide at the playground, which is beginning to show cracks, will be replaced.

Help! We need new volunteers.

There are immediate openings for the positions of Secretary and Pool Facilities Manager.

To find out how you can become involved in helping your neighborhood, attend the Annual Meeting, contact any Board Member or e-mail the association. Thank you.

Safety & Common Ground Guidelines

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

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.

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.

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.

2023 Facilities Information

Please complete and return the enclosed pool pass registration form. Pool passes will be mailed to you prior to the pool opening.

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

Please check the website for status updates, 2023 High Point/Deerfield Woods Sharks Swim Team announcements and other items.

2023 Deerfield Woods Garage Sale

The annual neighborhood garage sale will be held Thursday, June 15th.

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



Happy
Holidays!