



Deerfield Woods Newsletter

December 2024



Join us
at the Strongsville Library for the
Annual Meeting
Wednesday, January 22nd at 7:00 PM.

All residents are encouraged to attend.

Enclosed with this newsletter are the following attachments:

1. 2025 Dues Invoice
2. 2025 Budget/Reserve Funding Primer
3. 2025 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, including solar panels, 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.

We need new volunteers.

Please consider serving a one-year term as a Board Member. If you are interested, attend the Annual Meeting or e-mail the association at DeerfieldWoodsHOA@gmail.com.

Property Management & Financial Summary

As of 12/4/24, our current cash assets are:

- Reserve Savings: \$126,882
- Checking Account: \$39,583

A summary of 2024 improvements and purchases is below:

Mulching was done at the pool and entranceways at a cost of \$4,314.

Drainage issues in the common ground field by the pool, which were causing flooding in the yards of Kensington homes, were fixed by Buddy Neura Landscaping at a cost of \$4,500.

An erosion problem by the retaining pond was solved by the installation of a French drain, runoff pipe and rocks at a cost of \$2,400.

A new Dolphin - Wave 80 Commercial Robotic Pool Cleaner with Caddy was purchased for \$2,590. A new chlorine pump feeder tube was purchased and installed for \$218. The pool thermometer was replaced, and five new safety signs were purchased and installed.

A contract for the much-needed replacement of lighting systems, lights, transformers and wires for Deerfield Woods signage at Saratoga and Kensington, plus security lighting at the pool, to be done by Land Creations Landscaping, Inc. at a cost of \$12,750 was just approved.

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.

2025 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, 2025 High Point/Deerfield Woods Sharks Swim Team announcements and other items.

2025 Deerfield Woods Garage Sale

The date of the annual neighborhood garage sale will be announced on the Deerfield Woods website early next year.

If anyone is interested in 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:	Kelly Lange
Facility Mgr/Trustee:	OPEN
Property Mgr/Trustee:	Aaron Ross
At-Large Trustee:	OPEN



Happy
Holidays!