



## Deerfield Woods Newsletter December 2025



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

All residents are encouraged to attend.

Enclosed with this newsletter are the following attachments:

1. 2026 Dues Invoice
2. 2026 Budget/Reserve Funding Primer
3. 2026 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.**

If we do not get enough volunteers for the Board, we will have to hire a management company. A management company would cost \$15-\$20,000 per year. This would cost each property owner at least \$100 more each year.

Please consider serving a one-year term as a Board Member. It probably takes less time than you think! If you are interested, attend the Annual Meeting or e-mail the association at [DeerfieldWoodsHOA@gmail.com](mailto:DeerfieldWoodsHOA@gmail.com).

### **Pets**

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

### **Property Management & Financial Summary**

As of 12/5/25, our current cash assets are:

- Reserve Savings: \$120,207
- Checking Account: \$11,487

A summary of 2025 improvements and purchases is below:

A new pool heater was installed at a cost of \$22,568. Necessary pool pump and related work cost \$8,133. Chemical feeder and tile repairs cost \$2,192. The Dolphin pool vacuum was repaired under warranty.

The fence around the pool was repaired, with some sections fully replaced, at a cost of \$6,392. These repairs rectified pool safety regulation issues.

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, was completed by Land Creations Landscaping, Inc. at a cost of \$6,558.

The Reserve Fund Waiver vote was 120 votes “against” and 2 “for” fully funding the reserve. \$10,000 from the Reserve Fund was used towards the costs described above. The Reserve Fund still has \$120,000 thanks to interest from the Association’s CDs. The estimated cost of resurfacing the pool in the future is currently \$50,000.

As noted on the enclosed invoice, Annual Dues have increased by \$60 to \$660.

## Important Reminders

Residents are not allowed to park boats, jet skis, RVs, etc. in driveways.

Residents are not allowed to expand their backyards into the common ground or put personal property, such as swing sets, in the common ground.

All common areas, including the pool, playground and parking lot, are smoke-free zones.

Do not blow leaves into the common ground. Please follow the City of Strongsville's Residential Leaf Collection guidelines.

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. Take trash and belongings with you when you leave to keep common areas safe and clean.

Please replace burned out light post bulbs. Be sure to clear sidewalks of snow within 48 hours of the snowfall.

## Collection Policy

The Deerfield Woods collection policy is posted on our website at [www.deerfieldwoods.org](http://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.**

## Facilities Information

A new RFID access system complete with photo capabilities will be installed at the pool clubhouse in 2026 to ensure that only residents and their guests are admitted. More details will be sent when access cards are mailed in the Spring.

## 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](mailto:DeerfieldWoodsHOA@gmail.com).

## 2026 Deerfield Woods Garage Sale

The date of the annual neighborhood garage sale will be Thursday, June 18<sup>th</sup>. Please email [DeerfieldWoodsHOA@gmail.com](mailto:DeerfieldWoodsHOA@gmail.com) if you are interested in participating in the sale.

## Communications

Visit [www.deerfieldwoods.org](http://www.deerfieldwoods.org) for answers to frequently asked questions.

Feel free to contact the Board throughout the year at [DeerfieldWoodsHOA@gmail.com](mailto: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