



Gazette

Fall 2005

How to reach us:

Phone/Voicemail:
330-461-1290

Email:
lwhoa@lwhoa.org

US Mail:
LW HOA
P.O. Box 1246
Medina, OH 44258

Web Site:
www.lwhoa.org

Your '04-'06 Board of Trustees:

Vince Syroney
President
president@lwhoa.org

Greta Musarra
Vice President
vicepresident@lwhoa.org

Patricia Neal
Treasurer
treasurer@lwhoa.org

Marianne Rura
Secretary
mariannerura@email.com

Summer/Fall Update...

2004-2005 have been a period of continuous improvement for Liberty Woods. The Board of Trustees has conducted regular meetings to ensure that the best interests and concerns of the development are being addressed and taken care of.

The most intensive issue that arose this year is that in July of 2004, we were first approached by J.F. Development to inform us that they had purchased the property in front of Liberty Woods, directly south of our entrance sign, with the intention to build residential housing. Normally, when a developer prepares the land for new home construction, they tend to disregard the adjoining areas. In our case, they gave us the opportunity to see two design concepts, each having its advantages and disadvantages. The details were outlined in the Special Mailing that you have already received.

Keep in mind that the facts of the matter are this: They will build housing, at least with granting them access to Patriot's way, we can dictate what types of homes and lot sizes can be built. We believe that by choosing option #1 as outlined in your Mailing, our homeowner's property values can be maintained. The downside is a small increase in traffic, but since there will be only 15 homes, and right at the entrance to our development, it may not pose as a large threat. Even if we did not grant them access to Patriot's way, the new residents would eventually find the shortcut to Abbeyville Road via Patriot's Way. One important note, duplex homes tend to reduce property value, while single family homes almost always maintain or raise property value. Again, any new homes would NOT be part of Liberty Woods.

The Board of Trustees and Appointed officers unanimously approve granting the easement. We will be voting on this issue at our annual meeting. A representative from J.F. Development will be there to discuss their intentions and answer questions. We strongly encourage you to attend the meeting. If you cannot attend, please return the completed enclosed proxy by September 26th, 2005.

- During 2004-2005 we have continued to work upon the overall enhancement of the development, including the landscaping endeavors that were started last year. Regular cuttings and weed applications have resulted in a pleasant common area look. Any suggestions on further enhancements are appreciated.

- In order to support the increased costs associated with the landscaping services, legal services, taxes, etc. we have stepped up the efforts of the collections process, which has resulted in 99% of the homeowners in Liberty Woods to be in compliance with the Fees collections program. We have been forced to take legal action where necessary to enforce these policies, but we are pleased to report that these efforts have resulted in cleaning up past dues and other assessments. We are also staying current with new residents, and sending them "Welcome to Liberty Woods" materials.

- We have also begun efforts to monitor and enforce the LWHOA Covenants regarding visible violations, in order to maintain the standards of the development that we all signed up for. The sense of continuity in the neighborhood given by the Covenants is one of the reasons that we all live here. With this given, several residents have received letters with their specific violations listed. The majority of these violations have been cleaned up promptly, and we thank you for your cooperation. Further actions may need to be taken with those who chose not to comply. Included in this newsletter is the revised Violations List, which has been reviewed by our Legal Council to ensure that no fundamental changes have been made to the Covenants, but are more reflective of the current lifestyles of individuals in our neighborhood.

- If you, as a resident, wish to be part of the decision-making and enforcement side of the Homeowners Association, we encourage you to attend the Annual Meeting to get more details on how you can get involved. The Board of Trustees & Officers is comprised of homeowners who perform all duties to maintain the appearance and functionality of the development. We do this with no compensation, and during any free time we may have. Its hard work, but rewarding to know that a neighbor is working "behind the scenes", instead of a professional association service which may require more cost for less service.

Please, as always, feel free to contact us with any comments, suggestions, or concerns you may have. We try our best to address each and every one as soon as we receive them. Please also check our web site periodically, as we update it on a regular basis. And lastly, get involved!!! - Become a volunteer.

ANNUAL MEETING REMINDER:

You would have already received a special mailing regarding the annual meeting of the members of the Liberty Woods Homeowners Association which will be held at A.I Root Middle School, 333 West Sturbridge Drive, Medina, Ohio, on the 28th day of September, at 7:00 P.M. The purpose is for electing trustees for the ensuing year, receiving the financial statements, yearly budget and transacting such other business as may come before the meeting. You would have also received a proxy in that mailing, regarding the proposed new development at the front of Liberty Woods. If you cannot attend the annual meeting it is important for you have completed and returned the enclosed PROXY you received in that mailing. Without your attendance or proxy it may not be possible to conduct business at this meeting.

Following is the agenda for the meeting:

2005 Annual Meeting Agenda

Special

- Roadway access easement for new development

Elections

- Election of Trustees/Officers

General

- Accomplishments/Progress
- Goals for 2005/2006

Financial Report

- Financial & Budget Reports
- Association fee payment/collection process
- Association fee delinquency collection policy

General Business

- Enforcement of Rules & Regulations
- Board approval of all new fences, sheds, structures, below-ground pools

Revised Association Violations

Date: July 15, 2005

The following items are not permitted:

- Tents for more than one (1) week.
- Above-ground swimming pools (Inflatable pools, such as the blue “Intek” type, or the small air-inflated kiddies pool, are permissible, provided they are removed by the end of the traditional swimming season).
- Fences other than wooden material (we will permit vinyl sided, maintenance-free type fencing)
- Clotheslines
- Satellite dishes (Standard, modern day dishes approximately 18” in diameter are permissible)
- Exterior antennas (Modern day monopole types are permissible.)
- Dog house and other shelters or enclosures for animals (Animals as defined by the Covenants).
- Noise, vibration, or odor, offensive or irritating to a person of ordinary sensibilities.
- Outside storage of the following (Including but not limited to):
 - Boats (One (1) week maximum)
 - Trailers (One (1) week maximum)
 - Campers (One (1) week maximum)
 - Buses
 - Tools
 - Toys (We will permit playground type equipment)
 - Lumber
 - Wood (For heating only)
 - Debris
 - Trash, junk, paper, bottles and cans
- Construction material required to build an approved structure is permissible.
- Maximum of two (2) animals, cat or dog only, kept indoors, and may occasionally be kept outdoors, provided that such pets do not disturb the peace by barking or otherwise.
- Non-operational vehicle, commercial truck, motor home, boat, or similar commercial or recreational vehicle shall not be parked on any street or in any driveway or parking area, except only in the homeowner’s garage. These shall be permitted only while engaged in transportation to or from a residence for work purposes only.
- Window air conditioners facing the street. They must be removed during the heating seasons.

Permitted items that require the City of Medina and the Association’s approval:

- Fences
- Permanent Sheds
- In-ground swimming pool
- Exterior surface and dimension of the house and garage shall not be altered in appearance, building materials or color from that which prevails generally in the Subdivision.
- Any building or structure, which is in the Association’s opinion not detrimental to the Subdivision and as, may be permitted by the City of Medina.

Items required of all homeowners:

- Maintain the exterior of the house and garage in good condition and repair, including periodic cleaning and/or painting of the aluminum or vinyl siding.
- Sidewalks and driveways be maintained in the same condition as prevails throughout the subdivision, and as required by the City of Medina
- Mailbox and post constructed and painted per the restrictions set forth in the Declaration of Covenants. The mailbox and post shall be kept in good condition and working order, and meet the requirements of the United States Postal Service.