



# Liberty Woods Gazette

Spring, 2002



## **LIBERTY WOODS HOMEOWNERS ASSOCIATION ANNUAL MEETING**

The Liberty Woods Homeowners Association will conduct its **Annual Meeting at 7:30pm on Wednesday, May 15, 2002**, in accordance with the By-laws and Declaration of Covenants. The meeting will be held at the Medina City Hall, All-Purpose Room (basement).

The primary purpose of the meeting will be to provide a **state of the development address and issue a financial report**. Additionally, **an election for at least one trustee position will be conducted**.



**KEEP OUR  
NEIGHBORHOOD CLEAN.  
PLEASE PICK UP AFTER  
YOUR PETS, ESPECIALLY  
IN THE COMMON AREAS.**

## **REMINDER**

**Boats, RVs, Trailers and Commercial Vehicles in driveways; Above ground swimming pools:**

We continue to receive calls and letters with concerns about the aforementioned violations of the by-laws and declaration of covenants. Again, each of the homeowners that live in Liberty Woods are bound to the By-laws and Declaration of Covenants by virtue of their deeds. The By-laws and Declaration of Covenants are on file with each deed at the Medina County Records Office located at 144 N. Broadway and the phone number is (330) 725-9782.

Also, all mailboxes are supposed to be standardized. If your mailbox is damaged or destroyed, please replace with same type mailbox as specified in the declaration of covenants. Mailbox posts are to be white only, mailboxes should be black. These requests and complaints may seem trivial, but that is what distinguishes our neighborhood from others.

## **2002**

### **Association Fees**

As you were notified via mail, 2002 fees were due January 31, 2002. The fee per household for 2002 remained at \$96. Thank you to those residents who have paid. If you have not yet paid, please do

so immediately. We must collect all fees in order to function properly as an association. If you do not know how much you owe, please send a letter to our P. O. Box address containing your name, address and the date you closed on your Liberty Woods home so that we can update our records and reconcile any differences.

The Declaration of Covenants clearly describes the responsibility of each homeowner to pay the fees they owe. Several new residents short paid their fees, thinking the \$95 they paid in their home closing was the fee for 2002. This is not for association fees. It is actually a one time fee paid to the developer per the declaration of covenants. This fee is paid directly to the developer and the association sees none of this money. You are still responsible for your 2002 association fees. If you have any questions about this, please refer to the declaration of covenants.

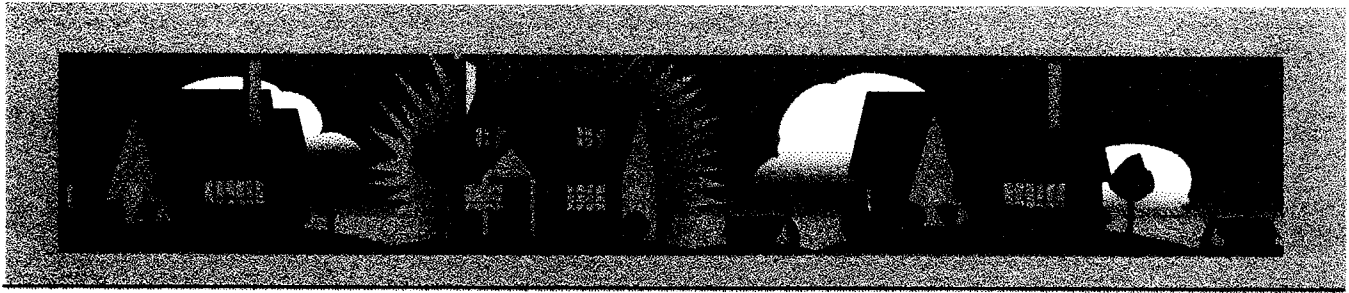
## **FINANCIAL REPORTS**

A complete financial report will be provided at the annual association meeting in May.

## **Sidewalk Safety**

Over the past year we have incidents and accidents with both bike and skateboard ramps on sidewalks and driveways. Although there are no restrictions on ramps, adequate supervision should always be present. Many of our neighbors walk the neighborhood as a form of exercise and recreation, lets try to keep the sidewalks clear.





### **Street Lights**

We have been getting many requests to replace street lights that have gone out. In the future if you notice a street light is out, please contact Ohio Edison at 1-800-633-4766.

### **The P.O. Box**

We have complaints concerning utilization of the P.O. Box as the primary form of communication. We will address the utilization of a potential website for the association, and the possible utilization of e-mail. Our goal was not to remain in the dark ages, our goal was to provide a moderate level of privacy for the trustees.

### **Association Concerns**

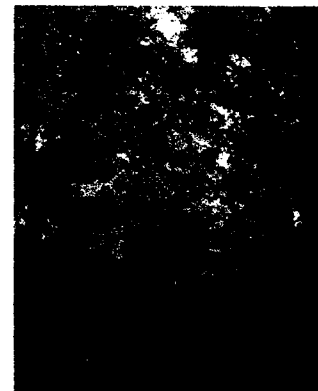
We have addressed the following issues with city council, the city planning department, and/or the developer:

- The maintenance of the Sweetbriar lots.
- Street lights in phase IV and V.
- Trees on tree lawn.
- Erosion on drainage ditches.
- Stop signs, no thru traffic signs and no thru truck signs.
- Speeding through the neighborhood.

We will provide a follow-up and address at annual meeting. John Armstrong has provided the leg work and contacted various members of the city government pursuing resolution to the bulleted list of items.

### **Thanks**

We would like to thank Bill Peloso for all of his efforts as he steps down as Vice President and Treasurer. His attention to detail and tireless effort has been the backbone of the trustee leadership. Additionally, we would like to thank both Thom Curtis for his assistance and acceptance of treasury responsibilities, and John Armstrong for his work addressing the concerns of our association and willingness to step back in and assist in the future development of our association.



President/Trustee - Charlie Gallagher  
Vice President/Treasurer/Trustee - Bill Peloso  
Appointed Treasurer - Thom Curtis  
Trustee - Traci Mueller

Address: Liberty Woods HOA  
P. O. Box 1246  
Medina, Ohio 44258