

Liberty Woods Gazette

Spring, 2001

LIBERTY WOODS HOMEOWNERS ASSOCIATION ANNUAL MEETING

The Liberty Woods Homeowners Association will conduct its **Annual Meeting at 7pm on Thursday, June 7, 2001**, in accordance with the By-laws and Declaration of Covenants. The meeting will be held at the **Best Western Conference Room on Route 18 just east of Highway 71**.

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 a trustee position will be conducted** along with the introduction of some upcoming plans, and the possible implementation of two programs, i.e., **Block Captains** to facilitate communication and concerns for your immediate neighbors, and possibly a neighborhood **Welcome Wagon** just to show hospitality for newcomers. We hope to see everyone there.



BY-LAWS AND DECLARATION OF COVENANTS

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 Recorders Office located at 144 N. Broadway and the phone number is (330) 725-9782.

Fees

We would like to thank all of the homeowners who are up to date in paying all of their fees. For those that have not paid all of their fees that they owe to date, please do so as soon as you can. All fees through 2001 were due on February 15, 2001. 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. We have discussed delinquent homeowners with legal counsel. We will soon send a final notice to all delinquent homeowners. If any homeowners remain delinquent after the final notice deadline date, a list of delinquent homeowners will be submitted to our legal counsel and further action will be taken to resolve. Also, please note that, starting with the year 2002, fees will be due on January 1 of the

year that they are paid for (as specified in the Declaration of Covenants). This means that fees for the year 2002 will be due by January 1, 2002. We will send out a statement to collect 2002 fees in December of 2001.

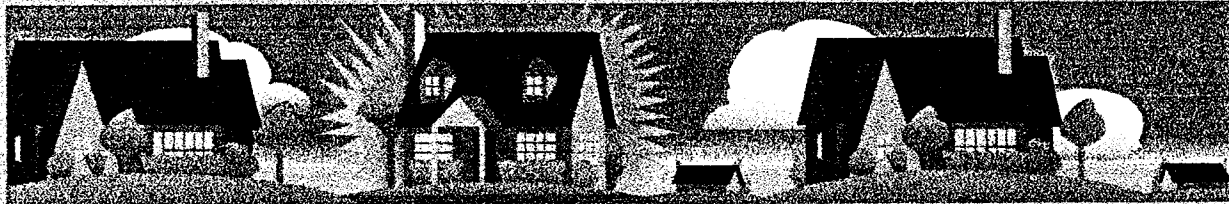
Lastly, due to the continual rising costs of landscaping, we are projecting a 4% association fee increase for 2002 fees. It is not our goal to raise fees, we are homeowners too, but those that are delinquent are making the budgeting and overall financial processes next to impossible to manage.

Deed Restrictions

The deed restrictions are very clearly outlined in the Declaration of Covenants, under paragraph "F" on pages 16 through 20. It is the responsibility of each homeowner to abide by these restrictions. Any violations or reports of violations will be investigated by the Board of Trustees.

There are currently several standing violations of these restrictions. We have discussed these violations with legal counsel for the greater good of the association. If you are aware that you are in violation of any of these restrictions please take action to reverse this situation and become compliant. This will also be addressed at the Annual Meeting. Violations that remain in effect will require action by the Board of Trustees and legal counsel. We are all neighbors, and we all agreed to these By-laws and Declarations of Covenants by living in the neighborhood. Please respect your neighbors.





President's Report

We are approaching our first full year as trustees, and I believe the actions that have been completed have made the association and the neighborhood a better place to live. We are following the mission statement and beliefs that we agreed upon almost a year ago. We have changed a few strategy elements, but our planning continues. The finances have been researched and recorded thanks to an outstanding effort by Bill Peloso. Databases for administrative purposes were constructed. The sidewalks are all completed. The last cul-de-sac was landscaped. The high weeds were cut after dialog with the city and builders. We have established dialog with the developer. We had the city planner and our councilman at one of our association meetings to discuss the future of our development in relation to the city, i.e., Regan Parkway expansion, and the truck route problems. We still have a long way to go, but we will continue to progress and keep you as informed as possible along the way. Thank you.

Charlie Gallagher



Vice President's Report

Dear Neighbors,

It has truly been a pleasure serving as a Liberty Woods Trustee this past year. I feel a sense of accomplishment and see tremendous improvements in the way the association conducts its business. I will however be stepping down as Vice President and trustee, but am leaving you in the very capable hands of Bill Peloso. Bill has worked tirelessly this year straightening out the books and will be assisting the new Treasurer to maintain continuity with the finances. I would like to thank everyone for the suggestions and support this past year and will see you around the neighborhood. Thank you.

John Armstrong



President/Trustee - Charlie Gallagher
Vice President/Trustee - John Armstrong
Treasurer/Trustee - Bill Peloso
Secretary - Lynndee Kraus
Common Area Officer - Heidi Ingersol

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

Treasurer's Report

I'd like to thank all of the homeowners for being so patient, supportive and cooperative with my efforts in trying to bring the association's financial and database records up to date as much as possible throughout the past year. Thanks also to all of the homeowners who have paid all of their fees due to date in a timely manner which has made my responsibilities as Treasurer easier to accomplish. At the upcoming Annual Meeting, I will present the details about the 2000 financials as well as the updated 2001 budget and other financial information. Also, as John Armstrong steps down as Trustee and Vice President, I will be transitioning from the Treasurer position to the Vice President position. However, I will work closely with the new Treasurer to make sure that the transition goes as smoothly as possible. Lastly, if you are interested in this new Trustee / Treasurer position and cannot attend the meeting, please send us written notification before the meeting and we will include your name in the voting process. Thank you.

Bill Peloso

