



Gazette

Spring, 2003

The "official" periodic newsletter for the LWHOA and the community of Liberty Woods

LWHOA Board of Trustee changes take place...

On 5/15/02 the LWHOA held its annual meeting in the common room at city hall. At this meeting, LWHOA Trustee position changes occurred by an open election process. The new Trustees for 2002-2004 are:

John Armstrong

President

Traci Mueller

Vice President

Thom Curtis

Treasurer

Many thanks to our former Trustees, Charlie Gallagher (President) and Bill Peloso (Vice President/Treasurer) for all of their efforts and dedication to the community and the LWHOA.

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

LWHOA Improves Accessibility...

Over the past year a number of key steps have been taken to improve the ease of access and communication with the LWHOA. The association can now be contacted in several ways:

1. By phone/voice mail
2. By Internet web site/email
3. By US postal mail

The LWHOA now has a phone number with voice mail and can be contact at: **330-461-1290**

The association also has implemented its own Internet web site and can be accessed at:

www.lwhoa.org

As part of the web site, the association can be contacted via email. The association can still be contacted at:

LWHOA

P.O. Box 1246

Medina, Ohio 44258

@lwhoa.org...

The association's new Internet web site contains all the important public and legal association documents that homeowners may desire access to. All of which are filed with the Medina County Recorders Office and a matter of public record. Of these, the Declaration of Covenants, By-Laws, Amendments, Charter of Incorporation, Agreements and Exhibits are posted.

Also posted are past financial reports, newsletters, FAQ's, relevant site links to other entities, an info directory and maps/photos. The web site is still evolving, but at present it should be most useful to all residents. The web site will be updated periodically as warranted. We encourage everyone to check us out on-line! Please forward via email any comments, suggestions or contributions. Help us make the LWHOA web site better for everyone.

Annual Homeowner Association Fees...

Annual fees are once again due. **All fees are due on January 1st each year.** The annual fee due from each homeowner to the LWHOA is a "legal" responsibility of every homeowner in Liberty Woods. This is specifically outlined as part of the Declaration of Covenants and is an inseparable part of every homeowner's parcel deed. This was agreed to and signed by every homeowner at closing and is filed with the county recorder for each homeowner. For specifics, please refer to the Declaration of Covenants. This document is posted on the LWHOA web site and can be downloaded. Annual fees have been raised to \$100 beginning in 2003. This represents only a \$4 increase and is the first time fees have ever been increased. This is in response to the many residents that remain late or delinquent with their fees or past fees long over due. It is very difficult to manage the association per its charter when operating revenue that comes from each of us as homeowners is always short. Thank you to those that are paid up and current. For those

that are not, please pay your fees!

LWHOA Gets Tough On Fee Delinquency...

Effective 5/1/03, the LWHOA has legally amended the Declaration of Covenants via a Board of Trustee Resolution that now allows for a formal annual homeowner association fee collection policy to be used and followed. This resolution/amendment is filed with the county recorder and a copy of this policy will be mailed to each homeowner, as well as posted on the LWHOA web site. This formal collection policy simply takes the legal statute as a part of the Declaration of Covenants, pages 8-11 section C and pages 11-16 section D and formalizes a process to follow for the notification, collection, remittance, follow through and penalization of homeowner fee collection activity. Approximately 30% of the total amount of homeowner fees due since 1998 is still outstanding or about \$12,000. Annually, about 20% of homeowner fees are seriously late or delinquent. It is not fair and equitable to all of us as residents that do pay to allow this continue. Action will be taken to

avoid more costs to you as a homeowner, please pay on time and pay up your delinquencies. Should you as a homeowner not know where you stand, please contact the LWHOA to discuss. If everyone paid their fee on time, operating costs can be frugally managed and controlled.

Request For Approval...

The LWHOA reminds all homeowners that they must contact the association and request an approval for fences and sheds. All standards and guidelines are outlined in the Declaration of Covenants.

Reminder...

Per the Declaration of Covenants, no homeowner shall temporarily (longer than 1 week) or permanently store outside in their yard or driveway any boat, trailer, recreational vehicle or commercial vehicle. Thank you in advance for your cooperation.

The "Key" to the Community and Association...

...is to simply abide by the Declaration of Covenants to which we all agreed.

LWFOA Business Schedule...

As an FYI to all homeowners, the LWFOA undertakes several important business endeavors each year.

These are as follows:

- Collection of annual homeowner association fees (Jan.)
- Development of an annual operating budget and contracting (Feb.)
- Development and distribution of a bi-annual newsletter (Spring/Fall)
- The holding of a general annual LWFOA meeting (May/Jun.)
- Election of LWFOA Board of Trustee positions (at general annual meeting)
- Completion of an annual year-end financial report (Dec./Jan.)

The relative specifics of each of these will be posted on the LWFOA web site. Further need of inquiry or information should be directed the LWFOA Treasurer.

It remains an important part of paying into and living in a community governed by an association in that each homeowner takes an active and informed role.

Liberty Woods Nears Completion...

At present, only about 2-4 lots remain available for development. Liberty Woods, established in 1994, is a planned community containing approx. 180 lots for single-family home dwellings. Once the community is totally complete, we should be able to realize minimal construction traffic, debris and noise. Welcome to all new residents of Liberty Woods!

Block Captains Needed...

The association plans to develop and implement a Block Captain program. This program would have a representative from each street within Liberty Woods serve in a complimentary role and be the voice for each street to the LWFOA and Board of Trustees. A block captain would be a single point of contact from each street and would help the association better communicate and do its job. Those interested in volunteering as a Block Captain may contact the association for more details. We welcome and encourage all homeowners to become active in our community and association. By working

together we can help one another and the overall community.

A Plea For Help For The LWFOA...

Being and serving as a LWFOA Board of Trustee is a non-paying, volunteer job aimed at serving and improving our community. Our success depends upon your willingness to assist us. If you as a resident need something done, please plan to help and get involved. Please understand that the time we put in is time we graciously donate. We depend upon on your help. If more help from the homeowner population is not forthcoming, the eventuality may be that the HOA is turned over to a professional management company. Annual fees would undoubtedly and significantly increase to cover the costs and (we) as homeowners will lose our autonomy. The reality is the HOA can never be dissolved. Please help us help you. Please get involved if something is important. We try our best - but can't do it all alone. Your help would be most appreciated

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