



Gazette

Spring 2004

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

Liberty Woods is Complete!

At present, Liberty Woods is completely developed. Liberty Woods, established in 1994, is a planned community containing approx. 180 lots for single-family home dwellings.

Welcome to all new residents of Liberty Woods!

New LWHOA Board of Trustees

On 7/23/2003 the LWHOA held its annual meeting. At this meeting, LWHOA Trustee position changes occurred by an open election process. The new Trustees for 2004-2006 are:

President: Vince Syroney

Vice President: Greta Musarra

Treasurer: Patricia Sands

Officer: Marianne Rura

We thank our former Trustees, John Armstrong (President) and Thom Curtis (Vice President and Treasurer) for all of their efforts and dedication to the community and the LWHOA.



**PLEASE KEEP OUR
NEIGHBORHOOD
CLEAN.**

LWHOA Business Schedule...

As an FYI to all homeowners, the LWHOA undertakes several important business endeavors each year. These are as follows:

- Collection of annual homeowner association fees
- Development of an annual operating budget and contracting vendors
- Development and distribution of a bi-annual newsletter (Spring/Fall)
- The holding of a general annual LWHOA meeting (Summer)
- Election of LWHOA Board of Trustee positions (at general annual meeting)
- Completion of an annual year-end financial report

Communicating with LWHOA

The association can be contacted in several ways:

- Phone/voice mail:
330-461-1290
- Internet web site with email:
www.lwhoa.org
- US postal mail:
**LWHOA
P.O. Box 1246
Medina, Ohio 44258**

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 updated periodically as warranted.

We encourage everyone to check us out on-line! Please send us your comments, suggestions, or contributions.

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 are \$100. 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 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 can be mailed to each homeowner upon request, 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.

Currently, about \$4,340 in homeowner fees are delinquent. It is not fair and equitable to all of us as residents that do pay to allow this to continue. Action will be taken to avoid more costs to you as a homeowner.

Should you as a homeowner not know where you stand, please contact the LWHOA to discuss. If everyone paid their fees on time, operating costs can be frugally managed and controlled.

Requests For Approval

The LWHOA reminds all homeowners that they must contact the association and request an approval for fences, sheds, and other items as indicated in the Declaration of Covenants.



***We treasure our children!
Please drive cautiously!***

Reminder...

Now that Spring is fast approaching, 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.

Additional Block Captains Still 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 LWHOA 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.

FAQ's

Q. *I need a new mailbox & post. What are the specifications?*

A. The mailbox and post shall be identical to the mailbox and post you are replacing. Please contact us if you are unsure.

Q. *I just need the mailbox. Where can I get one?*

A. Sears Hardware or Lowe's has the mailbox. Be sure it's the black large rural type. The manufacturer is "Steel City". We cannot guarantee that they will always sell the box at these locations, but we will try to keep this information up to date.

Q. *When will the rest of the streetlights be installed?*

A. The City of Medina has informed us that the remaining street lighting will be installed by the end of April 2004. If you have a light pole out, please contact Ohio Edison www.ohioedison.com and follow the links to "reporting a street light out". It's no cost to the homeowner or Liberty Woods.

Q. *Will the storm water drainage ditch adjacent to Savannah Trail/Braddock's Landing/Cornwallis Court areas be cleaned out?*

A. The City of Medina, the Developer, and the Army Corps of Engineers are devising a plan to correct the problem. This work is to be completed by May 2004

For your information, we were informed the retention area between the homes along Braddock's Landing and Cornwallis Ct. is deigned to hold water. We requested that drainage of this area be kept free-flowing to keep the storm (rain) water from overflowing.

Q. *Will the entrance to our development from Commerce Parkway (via Kensington Point) be cleaned up?*

A. The City of Medina and the Developer are devising a plan to clean up this area and make the common areas behind the homes along Savannah Trail accessible, so that our landscapers may keep up that area in the future. This work is to be completed by May 2004.

Q. *The cul-de-sacs are in poor condition; will they be properly maintained?*

A. We have acquired a new landscaper to include regular maintenance of the common areas and cul-de-sacs. This includes trimming shrubs, debris removal, new mulch, and weeding of all mulch beds and grass areas.

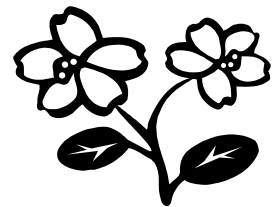
Q. *I would like to alter the exterior appearance of my home. Do I need the Association's approval?*

A. Please be aware that the exterior surface and dimension of each house and garage shall not be altered in appearance, building materials, or color from that which prevails generally in the Subdivision. The

Association shall have sole discretion to determine the generally prevailing conditions as to appearance, building material, or color.

Support LWHOA

Being and serving as a LWHOA 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



Have a safe spring and summer!

Vince, Greta, Pat and Marianne



Liberty Woods Current Homeowner