



Contact Information

Homeowners' Hotline
440-878-9052

HOA Address
P.O. Box 360301
Strongsville, Ohio 44136

Clubhouse
878-9051
21832 Country Way

Clubhouse Rental
Cheryl Tillia
878-9924

www.westwoodfarms.org

Association Trustees

Jim Carbone
241-7529

Ian Hockaday
238-9211

Brian Jungeberg
238-2215

Gary Knouff
878-9305

Mark Ridel
878-1347

Westwood Farms Homeowners' Association

Fall 2011

From Your Trustees...

It's hard to believe another summer has come and gone! We hope you had a chance to enjoy the weather - when it wasn't 100+ degrees or raining! So far, 2011 has been a very busy year with the development and we want to take time to share with you what has been happening. From repairs and renovations to swim team news, please take some time to read through the newsletter to get caught up.

The 2012 Annual Homeowners' Meeting is scheduled for January 17th, at 7:00pm at the clubhouse. Please mark your calendars and plan to join us. We will review 2011 and discuss plans for 2012 and beyond. We will also be electing up to three new trustees. As a reminder, the Association, like other businesses, is governed by a board of trustees which makes financial and operational decisions regarding the day-to-day activities of the corporation. This requires a significant commitment of time on the part of those who volunteer their talents but allows Westwood Farms to be a safe and enjoyable place to live. There are a total of five trustees, each elected to two-year terms. Three trustees have terms that expire in February. Anyone who is interested in submitting their name as a candidate for a position is asked to send a letter of interest by November 30th to the Westwood Farms HOA (Homeowners' Association) P.O. Box or e-mail your letter to wwfdatabase@roadrunner.com. Any information submitted will be shared with residents to enable them to make informed choices as to who to elect.

When you have information regarding the neighborhood or events that need to be shared in between newsletters, we can and will send messages to residents in our database. If you would like your e-mail address added, please send a message including your name & address to wwfdatabase@roadrunner.com. Likewise, please send any email updates to this email address!

WESTWOOD FARMS WAVE RUNNERS SWIM TEAM

www.wfwaverunners.org

The Westwood Farms WaveRunners Swim Team had a great and very fun summer of competition in the 11-team Strongsville Swim League. Over 90 Westwood Farms swimmers ages from 5 to 18 years competed in 8 dual meets. Our record was 6-2 in the dual meets as our swimmers defeated Co-moor, Meadowood, LedgePark, Chandler Commons, Deerfield Lakes and High Point while getting edged out by the Rec Center and Waterford Crossing. Each meet consists of 63 events including relays and individual swims in Breaststroke, Butterfly, Backstroke and Freestyle. The season ended on July 16 with an all city Championship Meet held at the Ehrnfelt Rec Center. Nearly 900 Strongsville swimmers competed in the all day meet. Our WaveRunners brought home some great individual and relay gold medals and finished in 4th place. We had a great season and look forward to beginning practice on Tuesday, May 1, 2012. All Westwood Farms youth are welcome to join in the fun next season.

Annual Meeting & Election of Trustees

We will hold the annual meeting on Tuesday, January 17th at 7:00pm at the Clubhouse. Three trustee positions are up for re-election—Jim Carbone, Brian Jungeberg, & Mark Ridel. If you are interested in becoming a trustee, please let a trustee know and plan on coming to the annual meeting. We look forward to seeing everyone there!

Vandalism Issues

Over the summer months, several instances of vandalism occurred within the development. If you witnessed any of these acts or have any information on them, please contact the Strongsville Police Dept. We urge all residents to keep an eye out for anything or anyone that seems odd or out of place and report it to the SPD as soon as possible. Help keep Westwood Farms as safe as possible!

Website Updates

We will be working hard to update and revamp the website in the coming months—keep an eye out for the updated site by the start of 2012!



Clubhouse Rentals

As a member of the Westwood Farms Homeowners' Association, rental of the clubhouse is easily accessible for your private parties or family gatherings. For more information or to make a reservation, please call Cheryl Tilia at 878-9924.

Rental rates are \$100 with a refundable security deposit of \$200.

Noticed Some Changes?

2011 has been a big project year for us as an Association. Here's what has been done so far:

1. Fence & Lighting Replacement at all entrances
2. Renovated Clubhouse Kitchen area
3. Painted the Clubhouse
4. Clubhouse Parking Lot Resurfacing
5. Addition of Aerators and Fountains to the Retention Ponds
6. Replacement of Clubhouse Security Cameras
7. And one more big one is coming....(see below)!

Country Way Pond Dredging

An unfortunate expense this year has been the need to dredge the pond on Country Way (across from the clubhouse entrance). Due to the severity of the situation and the small window of opportunity to address it, we have decided to move forward with this project and it should begin in a few weeks. The trustees met several times on this matter and investigated all possible solutions to the situation before this course of action was decided upon. Please understand that this project carries a large price tag—almost \$50,000—but it must be done to prevent further damage to all of our retention ponds. There were multiple causes of the silt collecting through the years and we are confident that by dredging and reconfiguring this pond, we can eliminate an unhealthy environmental situation for many years to come. Please bear with us as this project is completed. The contractor hired will keep the mess to a minimum and will be using street cleaners to keep the dirt from spreading. We appreciate your patience with this project and if you have any questions about it, please contact one of the trustees.

Precision 20/20 Full Reserve Study

To ensure fiscally responsible planning & implementation of dues, reserves, and expenditures of the association, the trustees invested in a full reserve study in June. This was performed by Reserve Advisors and provides a detailed physical and financial report of the Association. This report also projects renovations and maintenance of physical property out 30 years, giving us a great understanding of what will need to be done and the associated costs for planning purposes. As trustees, we take this planning and use of Association funds very seriously and aim to make the smartest financial decisions we can for the Association. If you're interested in seeing the study, please contact a trustee.

2012 Dues Update

In December all residents will receive their 2012 Dues Assessment/Pool Pass Form. So you may budget accordingly, be advised that the dues for next year will increase to \$450 and will be due by February 29th. It is the homeowner's responsibility to pay the Association dues by the due date. Prompt payment minimizes the need for the Trustees to act as collection agents and is appreciated.

Why the increase for 2012? Based on the review of several factors; the Precision 20/20 Reserve Study, examination of ongoing expenses and the need to address more than just routine maintenance of major common area items, we have decided the most prudent financial decision we can make is to increase the dues. By instituting a small incremental increase for 2012, we can secure the Association's financial footing without overcharging residents and creating a "tax & spend" environment. We always aim to make financially sound decisions for the Association and at current time, we are under-reserved. The increase will allow us to add funds to the reserve which are then used for future repair/renovation projects.

To make dues payment and pool pass distribution easier on each resident, on February 18, 2012, the trustees will host a Dues/Pool Pass Day from 10am—1pm at the Clubhouse. You can stop up to drop off your annual dues check and receive your 2012 pool passes all in one quick stop!

2012 Projects

1. Pool Plaster Repair
2. Pool Deck Repair
3. Playground Repair/Replacement (possible)
4. Various Landscape related repairs

If you have any suggestions or questions on 2012 Projects, please contact a trustee to discuss!

Annual Fall Leaf Removal

The City of Strongsville will be conducting their annual fall leaf removal in our area twice in November. They ask that leaves are piled along the curb, but not in the roadway or more than 10 feet away from the street. Branches, metal, rocks, etc. must be sorted from the leaf piles and the leaves should not be bagged. Dates have not yet been released for our development, but you can check the city website at www.strongsville.org or contact the city by calling 440-580-3170 to get an update on the timing.

HOA Wine & Cheese Social

After a little hiatus—it's back! Join us on Thursday, November 10th at 7pm at the clubhouse for an adults only evening of wine, cheese, and socializing. Bring your favorite wine and cheese to share and have a chance to meet your neighbors from around Westwood Farms.

Please RSVP to Brian Jungeberg at 440-590-0140 or bjungeberg@gmail.com

Covenants & Restrictions Notice

Over the past year, as trustees, we have received several inquiries and complaints from residents regarding the exterior home and landscaping appearance of certain homes in our neighborhood not being maintained as they should be. The Westwood Farms Covenants and Restrictions specifically state the expectations and standards that each resident in Westwood Farms needs to follow in the maintenance and appearance of their residence. In situations where a neighbor is not complying with these protective covenants and restrictions, it is up to the trustees to work with these neighbors to correct the issues.

In the 2012 Winter newsletter, we will provide you with another copy of the covenants and restriction so everyone has the opportunity to read and understanding what the expectations are. You can expect that multiple times throughout 2012, a team of trustees will be walking the development to identify and address any issues. This will be done through a written notification of the issue to the resident with scheduled follow-up for resolution.

Please, as neighbors, continue to due your part in maintaining your homes and work with us so we are not in a situation were we have to take further action to correct the problem(s). Our goal is to protect the integrity of the neighborhood, our home values, and create a pleasant environment for all residents.

The following list are examples of issues we have noticed in our neighborhood which need corrected:

- *Lamp Post Lights not working. The is also a city ordnance
- *Boats or Personal Watercraft in a Driveway
- *Failure to maintain the yard and/or landscaping
- *Faded shutters, garage doors, front doors and exterior wood of the house.

All trustees have kept in mind the economic climate and we understand that everyone is watching what they spend. In reviewing the issues at head, most of the items that need corrected will take more time than money to fix, replace or repair. If you have any questions on this, please contact a trustee. We appreciate your efforts in maintaining your property and making Westwood Farms a great place to live!

Architectural Review Application

If you are planning to make any changes to your home such as an addition, deck, patio, or other alterations which require a building permit from the city, you will need to first submit an architectural review form to the Homeowners' Association. You can obtain an application by calling the homeowners' hotline or by downloading one from our website at www.westwoodfarms.org. As a reminder, storage buildings, sheds, tree houses, and fences are not permitted.

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