



Westwood Farms Homeowners' Association

Spring 2008

From Your Trustees...

Homeowners' Hotline

440-878-9052

HOA Address

P.O. Box 360301
Strongsville, Ohio
44136

Clubhouse

878-9051

(new phone number)

21832 Country Way

Clubhouse Rental

Cheryl Tilia

878-9924

www.westwoodfarms.org

We welcome a new trustee, Jim Carbone to the Board. He has replaced Rob McPherson, and will oversee landscaping and the tennis courts. We thank Rob for his many years, and hundreds of hours of volunteering and service. He has been a huge asset to the Association.

The two amendments that residents have been voting on for 2 years have passed. The "yard signs" and "sexual predator" amendments have been filed with the attorney's office. Once finalized, all residents will receive a copy of the verbiage.

We are in the process of assessing the adequacy of the current and future reserve account balances in relation to the projected capital needs. A Reserve Study was performed in 2006 by an independent firm to evaluate the adequacy of our dues structure. Preliminary indications are that we will be increasing the annual dues to meet the refurbishment needs of various aspects of the common facilities that are now 10 years old.

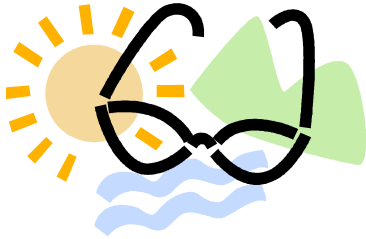
The mass e-mail distribution list is being updated. If you would like to be added or your address has changed, let us know. If you choose to be included, you will receive e-mails regarding any development news and neighborhood special events. To be added, please send a message to wwfdatabase@roadrunner.com and include your name and address.

Take a minute to read through this newsletter to see information on swim team registration, the annual block party, Fourth of July parade, directories, swimming lessons and more.

We hope all of you enjoy safe and entertaining spring and summer months. If you have any questions or concerns regarding Westwood Farms, please call the homeowners' hotline or one of us.

Sincerely,

Jim Carbone, Amanda Citro,
Ian Hockaday, Gary Knouff,
and Mark Ridel



*THE POOL WILL OPEN MEMORIAL DAY WEEKEND
If you included a self-addressed stamped envelope with
your pool pass form, your passes will be mailed to you
soon. If you did not send an envelope, your passes will be
available for pick up at the life guard station
during regular pool hours.*

Pool hours are 11:00 a.m. to 8:45 p.m. daily

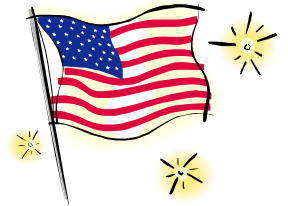
WESTWOOD FARMS ACTIVITIES

More information on these events can be found in future flyers and on our website (www.westwoodfarms.org). If you have an idea for an activity that you would like to plan, or you would like to help organize any of these parties, call Amanda Citro (878-9560).



Mark your calendars, the Annual Block Party will be held on June 29th. Join your friends and make some new ones while playing at the pool. If you are interested in helping, please call Kathy Fabec at 572-4731.

The Annual Fourth of July parade is scheduled for (what else?) July 4th. Decorate your bikes, scooters, wagons or strollers in red white and blue and join us for the traditional neighborhood route parade. Meet at the clubhouse parking lot at 10:15, parade begins at 10:30 followed with holiday treats. Please bring popsicles in a cooler (last names beginning with A-L) or snacks



to share (last names starting M-Z). Call Elaine Allen with any questions, 846-9758.



The popular Back to School Ice Cream Social will be held on August 27th. Plan on starting the school year with a special sweet treat. If you are interested in organizing this event, please let Amanda Citro know (878-9560). Details as to how to plan it can be provided to you.

If you are interested in organizing the Westwood Farms **Women's Golf League**, please contact Jacqui Blowes (572-2412), she can provide you with the information you'd need to get started. In previous summers, it was a fun, non-competitive league for all levels of golfers.



WESTWOOD FARMS WAVE RUNNERS SWIM TEAM

Summer is around the corner and it's time to think about swimming!

Your Westwood Farms Wave Runners swim team is open to all youth (between the ages of 5 and 18 on June 1) who can swim the length of the pool. While the Strongsville Swim League is competitive, the primary emphasis is skill development and fun. *The season begins May 27th and ends with a championship meet on July 19th.*

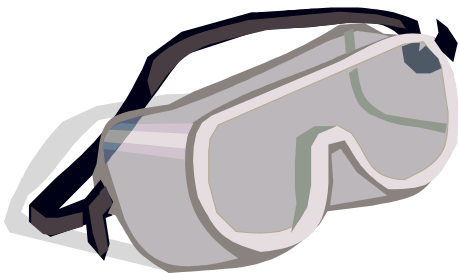
Registration will be held at the clubhouse on Sunday, April 6 from 2:00 to 4:00 and Tuesday, April 8 from 6:00-8:00.

If you have any questions or would like to register after these dates, call John Henkels at 846-1273.
Home meets will be June 12, 17 and 24, and July 10.
The pool will close to residents early on those dates.

WESTWOOD FARMS GARAGE SALE

The annual neighborhood garage sale will be May 15th. Group sales allow you to share advertising costs AND bring in more shoppers.

If you are interested in participating in the sale, please call Lisa Grady at 238-2225.



Learn to Swim Lessons

Swimming lessons will be available at the pool for two sessions this summer; all classes will be held weekday mornings. The first session will be June 16th—27th and the second will be July 7-18th. For more information or to register on-line, go to www.metropools.com. On-line registration will be available starting

NEIGHBORHOOD DIRECTORIES

Many residents use their neighborhood directory. It is compiled of homeowners who request to be included and is for internal use only. If you would like to add your family (or a new family member) to the directory, please send your information to Sharon Galvan. Simply deliver this form to 12234 Cooper's Run (in the newspaper slot or storm door is fine) by May 1st. Complete only the information you would like included in the directory, all information is optional. If you purchased an existing home, please also include the name of the previous owners so that they can be removed from the current listing.



DIRECTORY INFORMATION

LAST NAME: _____

FIRST NAMES: _____

CHILDREN/BIRTHDATES: _____

ADDRESS: _____

PHONE NUMBER: _____

"SERVICES FOR RENT"

Also included in the directories is a listing of ambitious pre-teens and teenagers who are available for various services for pay (pet care, lawn mowing, babysitting, etc.) This list will be completely re-done this spring. If your child would like to be "advertised" in the listing, please let Sharon know using this form as well.

If you would like an updated copy of the entire directory, please e-mail wufdatabase@roadrunner.com with your request. Please include your name & address so we know where to deliver it. Copies will be available in June. Only residents included in the directory will be eligible for a copy.

"SERVICES FOR RENT"

Teen/t'ween's Name: _____

Service(s) available:

- _____ Babysitting _____ Mother's helper
- _____ Mail/ paper Collection _____ Pet care
- _____ Snow shoveling _____ Yard work

Teen/t'ween's Name: _____

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CLUBHOUSE RENTALS

As a member of the Westwood Farms Homeowners' Association, rental of the clubhouse is easily accessible and affordable. Close by and perfect for when your house just isn't large enough for your birthday, anniversary, team, shower, or family party or you just don't want to get your home messy!

Summer parties may use the pool after 5:30, and the pool is available for your private use after the pool closes. For more information or to make a reservation, please call Cheryl Tillia at 878-9924. Rental rates are \$100 with a refundable security deposit \$200.

PLANNING TO RENOVATE OR ADD?

As you all know, Westwood Farms is governed by Covenants and Restrictions. If you plan to make 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 a 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.

Save yourself time and come to us first.



REMINDERS

- If you have a dog that you take for walks in the neighborhood, please remember to bring a bag for your pet's waste and use it when needed.
- To comply with Strongsville City ordinances (and to avoid a ticket) when parking in the street, park on the side of the road opposite of the fire hydrants.
- Remember that the speed limit on our streets is 25 MPH. With so many children in the neighborhood, it is very important to obey the limit at all times to insure everyone's safety.
- The nice weather is on its way and more people will be using the playground and ball field. Please enjoy the facilities but **bring your trash and belongings with you when you leave.**



Association Trustees

Current Trustees, Term Lengths, and Responsibilities:

Jim Carbone, 241-7529...term expires 2/10...landscaping, tennis courts

Amanda Citro, 878-9560...term expires 2/09...pool, newsletter, directory, activities, swim team

Ian Hockaday, 238-9211...term expires 2/09...homeowners' hotline, architectural review, dues

Gary Knouff, 878-9305...term expires 2/09...finances

Mark Ridel, 878-1347...term expires 2/10...clubhouse, P.O. Box

Please remember that all trustees are volunteers and are giving their time to make the neighborhood nice for all of us. Also, family members can take messages for the trustees, but are unable to answer questions about concerns within the association.

Westwood Farms HOA
P.O. Box 360301
Strongsville, Ohio 44136

SPRING 2008



Upcoming events:

- *Swim Team Registration in April*
- *Neighborhood Garage Sale in May*
- *Pool opening Memorial Day Weekend*
- *Block Party in June*