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# MEADOW LAKES HOA NEWSLETTER

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Volume 4 Issue 1

[www.meadowlakeshoa.com](http://www.meadowlakeshoa.com)

Spring/Summer 2010

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## Trustees Corner

*A Message from your elected Homeowner Board Members*

**Dave Hendrickson**

**Barbara Kozel**

Our greatest challenges this year will be Retention Basin maintenance and getting past-due homeowner accounts paid. We have switched to a new style of fountain which has greatly reduced our maintenance issues. We have added surge protectors to eliminate fountain downtime from lightning strikes. Please be careful not to get your fishing line too close to any fountain. We had two fountains go down this year because fishing line got caught in the motor.

All of us are part of this community, and part of the homeowners association. Keeping up our properties, our streets, and our common areas benefits everyone. The care we show reflects the pride we have in Meadow Lakes. As your trustees, we will continue to work towards making Meadow Lakes shine, and trust you will as well.

Enjoy your Summer!

*Barbara and Dave*

## Landscape Update

**Allen Cooney** ([apcooney@yahoo.com](mailto:apcooney@yahoo.com))

*Chair, Landscaping and Beautification*

We planted sixty-seven trees last fall along the walking path next to Meadow Lakes Blvd. north of Overlook Way to Otten Rd. Each of these trees was planted thanks to Homeowner donations. This Fall we hope to continue planting trees next to the walking path south of Overlook Way, and west of Otten Rd. The number of trees planted depends on your contributions from now through September 10, 2010.

You can “Adopt” a tree for \$50 each. To do so, you can contact me at 440-327-9035 or at [apcooney@yahoo.com](mailto:apcooney@yahoo.com). Any donation amount is welcomed.

If anyone has plants that they are splitting such as Black Eyed Susans, Daylilies, etc., we will gladly take donations for common areas.

Why not take a trash bag with you when you walk and help pick-up any stray litter. Let’s keep the development looking clean and green.

Have a great Summer!

*Allen Cooney*



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# Retention Basin Update

**Jim Coates (mlhoarbc@gmail.com)**

*Chair, Retention Basin Committee*

The City of North Ridgeville has recently informed the developer and Homeowners Association that our retention basins, required for storm water management, are out of compliance with the Ohio EPA. The most significant problem is the amount of silt collecting in access/egress pipes. Silt is small particles of soil that can arise due to construction and erosion. The Dettore Group is and has been working with the City of North Ridgeville Engineering Department to reduce or eliminate the amount of soil going into the basins from construction. Silt fences seen in Figure 1 are being utilized to trap the silt from reaching the basins. If you notice one of these fences has fallen or become broken (Figure 2) please contact the developer at 440- 327-5365. Please also contact M2 Management Group at 1-866-650-1926 so they can follow up with the developer on this issue.

The grass along the edge of the basins will be allowed to grow taller than in the past. It will be mowed on a monthly basis. This is in an effort to prevent the basin edges from eroding, decrease fowl inhabitation, and deter muskrat activity. Please help the HOA by not mowing or trimming the edges of the basins near your property. Avoid fertilization near basins since runoff causes algae growth.

The amount of trash in the retention basins was noted by the City as well. Trash may collect and restrict water flow, plus trash is not aesthetically pleasing. Please do your part by collecting any loose trash you may notice in your yard or street before it reaches our basins. The Homeowner Association requested the City to post “No Littering” signs at the entrances to our development.

Together we can make our development a more beautiful and safe place to live.

If you have any questions, concerns, or are willing to participate on this committee, please send an email to mlhoarbc@gmail.com.

Thank you,

*Jim Coates*



Figure 1



Figure 2

## OUR WEBSITE SPONSORS:

Our Website comes free of charge to the HOA thanks to these great sponsors:

- Gerber's Garden Center  
(Full Service Garden Center)  
440 366-9557  
*FIVE ACRES to Choose From!*
- Bay Furnace  
(HVAC/Furnaces/Air Conditioners)  
440 871-3777  
*If You Won't Sacrifice Your Comfort ...  
We Won't!*

Have a sponsor for the Meadow Lakes HOA web site? You will receive a \$50 finder fee for a new sponsor. Contact Colleen Garry via the Contact Us page at [www.meadowlakesHOA.com](http://www.meadowlakesHOA.com) site, email [garrycolleen@yahoo.com](mailto:garrycolleen@yahoo.com) or call (440) 341-2279.

Please check our Sponsor list when you are looking for service providers and tell them you saw their HOA ad.

## Social Update

**Patricia Cooney** ([apcooney@yahoo.com](mailto:apcooney@yahoo.com))

*Chair, Social Committee*

We had a great turnout for the **Meadow Lakes 7<sup>th</sup> Annual Community Wide Garage Sale**, held the 3<sup>rd</sup> weekend in May. 105 families participated due to the stellar organizational skills of Marcy Grace. **Super Job, Marcy!**

Thank you also to Chief of Police Rick Thomas, Safety Director Jeffrey Armbruster, and Building Service Director Bill Gluvna who provided patrols, barricades, and a safe environment for all.

If you have any suggestions for community social activities, please let me know.

Have a fun and safe summer!

*Pat Cooney*

## Finance Update

**Jerry McFadden** ([jmcfadden55@oh.rr.com](mailto:jmcfadden55@oh.rr.com))

*Chair, Finance Committee*

As of May 31, 2010 there is \$105,813 owed by homeowners to the Association (see attached list of delinquent accounts). About twenty percent of the homeowners have not paid their 2010 dues in full. Sending past due statements, collection letters, and involving Legal Counsel for letters and liens drives up everyone's costs. The Board is considering whether or not a dues increase will be necessary in order to cover future operating costs.

Enclosed is a copy of the updated collection policy. Please note that the late payment penalty is now \$30 a month. If you owe the Association money, it may be less expensive to pay your account off using a credit card than it would be to pay \$30 per month in late fees.

The Board is willing to work with you if your account is in arrears. To pay off your account or to arrange a payment plan, contact M2 Management Group at 1-866-650-1926.

Credit Cards and ACH will be accepted.

Thank you,

*Jerry McFadden*



## Phase 2 Sidewalk Installed

You may have noticed that a new sidewalk was installed by the City on the north side of Meadow Lakes Blvd. between Otten Road and Pebble Lake Trail. A big **THANK-YOU** goes out to Barbara Kozel and Mayor G. David Gillock for all their hard work over several years to make this sidewalk installation a reality.

## REMINDERS:

- If you cause, or see someone else causing damage to common property (trees, fences, electrical boxes) take responsibility and contact the police and/or M2 immediately for resolution.
- Police **non-emergency** phone 440-327-2191.
- The speed limit throughout the development is **25 mph**. Please slow down as children are playing and more people are out-and-about during the Summer.
- Be sure to sign-up to receive **Resident News Updates** at [www.meadowlakeshoa.com](http://www.meadowlakeshoa.com). (Use the [Get Connected](#) link)
- Check the web site for **documents, updates, events, news, and contact links**.
- Keep our common areas enjoyable and healthy for everyone. Please **pick up after your dogs**. Unsanitary pet owners will be cited and penalized.
- Contact **NR City Hall** at 440-353-0819 if:
  - 1) **City** street lights are out of service or crooked. They will contact Ohio Edison for resolution if you provide a pole number and/or Street address location.
  - 2) Your house was missed for garbage, recycling or yard waste pick-up on Tuesday afternoon.

## City Calendar

It's North Ridgeville's Bicentennial year!

<http://www.northridgevillehistoricalsociety.org/private/bicentennial.htm>

July 5	First Family Re-Enactment
Aug 6 – 7	Boy Scout Jamboree
Aug 13 – 15	36 <sup>th</sup> Corn Festival
Sept 12	“Past & Present Vehicle Show & “Ghosts of the Pioneers”
Oct 23-24	Settlers Days

## Rules and Reg's Update

**Barb Miller (bjm4966@yahoo.com)**

*Chair, Rules & Regulations Committee*

In April 2008, the Meadow Lakes Homeowners Association Community Handbook with Rules and Regulations was published, distributed, and posted to our HOA website. That document clarified the Rules and Regulations. In 2009 we achieved consistency in process and interpretation. Below are a few points of concern:

### 1.) Clean-Up Checklist:

- Remove all out-of-season decorations immediately. (e.g. Christmas lights.)
- Replace Rusted Mailboxes.
- Paint faded/weathered **shutters and doors**. If you decide to change the color, please submit an Architectural Change Application for approval.

### 2) Garbage/Recycling/Yard Waste Pick-Up

- Place by the curb on Monday evening or later for Tuesday pick-up.
- **Secure trash** containers or bags, flatten boxes, and weigh down recycling to prevent litter & debris.
- Place **yard waste** in designated paper yard bags (available at most local stores.) Yard waste is collected from the third full week in April through the third full week in November.
- Do not sweep yard debris into streets or sewers or place anything in the basins.
- **Absolutely no dumping** in common areas, woods or storm sewers. If you see someone doing that, contact the City at 440-353-0819 and/or the Management Company.

3) **Fishing** is popular in our basins; however we have had several complaints from homeowners who feel they are losing their privacy. Please enjoy your fishing in the common areas that are not adjacent to homeowner yards.

4) **Light posts** and glass fixtures are the responsibility of the homeowner.

- Burned-out exterior lighting needs to be replaced within 7 days.
- Lighting fixture parts can be purchased at Sandusky Electric on Center Ridge Road, 440-327-8000.
- Contact an electrician for repairs if your post has a short in it.

Thank You,

*Barb Miller*