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# MEADOW LAKES HOA NEWSLETTER

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Volume 3, Issue 1

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

Spring 2009

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## Trustee's Corner

*A Message from your elected Homeowner Board Members*

**Dave Hendrickson**

**Barbara Kozel**

We are looking forward to 2009 to be one of our best years for the Homeowners Association. As you know, we now have a new management company, M2 Management Group. Many residents are asking us "why the change?" At the end of March our previous management company's contract was set to expire, so we as the Board accepted competitive bids to find the best price and services for you, our members. The Board weighed our community needs with what the companies had to offer. We interviewed and compared them and chose M2 as the best service provider. We did not make the decision lightly knowing that a transition would be required. We anticipate a strong working relationship with M2 for a long time to come. Please welcome them aboard!



**The Annual Community Walk-Through** with the Board, Committees and Contractors will be held on May 20th. If you have any Common Area concerns you would like us to check out, please advise Len Mauger II at M2 Management, email [len@m2mgmt.com](mailto:len@m2mgmt.com).

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## Let's Sail into Spring!

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

*Chair, Landscaping and Beautification*

Thank you to everyone who participated in the bulk tree offer from Gerber's Nursery last year. We installed over 100 trees. Can't wait to see their blooms for the first time this Spring. We are not offering the tree sale this Spring but if you have an interest for the Fall, please contact Allen Cooney at (216) 216-375-9695.

The approved list of tree lawn trees can be checked at [http://meadowlakeshoa.com/tree\\_pdf/tree\\_list.pdf](http://meadowlakeshoa.com/tree_pdf/tree_list.pdf)

We are looking for volunteers to help plant annuals at the entrances, monitor the property and provide ideas for future community beautification.

### LIFESTYLE FYI:

We will **not** be installing mulch in the front beds this year. You may add your own **black** mulch as needed.

*Allen Cooney*

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## 2009 Board Meeting Dates

Homeowners may attend and observe the General Business portion of the meeting but may not participate in the meeting discussions. If you are planning to attend, please contact Len Mauger ([len@m2mgmt.com](mailto:len@m2mgmt.com)) so we can ensure there is enough meeting room space.

They are scheduled every other month on the 4th Wednesday. November is open for now with no meeting scheduled.

All Board Meetings start at 6 PM at the Dettore Group offices at 37000 Center Ridge Road, North Ridgeville, OH.

The scheduled Board Meeting dates are:

- April 22
- June 24
- August 26
- October 28 (2010 Budget)

## 2009 Annual Meadow Lakes HOA Meeting

When: Wednesday, September 23, 2009

Where: North Ridgeville Library Community Room

Time: 7 - 8:30 PM with sign-in beginning at 6:30 PM

## Past Due Accounts

Late Notice beginning balances were sent to Homeowners on April 8, 2009. Please contact M2 Management to get further account detail during the current management company transition period. M2 offers a variety of payment options to get your account up to date. They need to hear from you as soon as possible to avoid legal action. (330) 220-1100 or (866) 650-1926.

Think Spring!

*Barbara and Dave*

# Rules Refresher

**Barb Miller ( [bjm4966@yahoo.com](mailto:bjm4966@yahoo.com) )**

*Chair, Rules and Regulations Committee*

It's time for Spring spruce-up! City Ordinance states that yards must be kept mowed and free of debris and clutter. Homeowners who don't do so will be reported to the city.

Burned out exterior lights must be replaced within 7 days. Broken lamp posts are the homeowner's responsibility to replace. If you need replacement parts you can try Sandusky Electric at 39097 Center Ridge Road. You can be assessed a fine for failure to comply.

With Summer approaching, here is the rule on pools from page 12 of the Community Handbook:

**Pools.** Above ground and semi-exposed pools are not permitted (Covenants Sec. 9.2.15). The only above ground pools that are allowed are pools that do not exceed 12 inches in height by 12 feet in circumference and can be emptied each night and stored in your garage. In-ground pools, hot tubs or spas are allowed with approval and must be secured by a privacy fence. In-ground pools on pond lots require metal fences. Pools are prohibited in the Lifestyle Section.

Please be considerate of your neighbors and keep noise to a minimum. The HOA has no jurisdiction over neighbor squabbles unless specific rules are being broken. Please seek a diplomatic solution to issues with your neighbors.

Now that the weather is warming up, please be aware that NEW portable basketball hoops are not permitted. Homes with portable hoops purchased before April 2008 are reminded that they should be weighted down sufficiently so they do not fall over and possibly cause injury. Permanent hoops may be installed according to the guidelines set up by the HOA. Plans for basketball hoops should be submitted for approval by the HOA prior to installation. See Community Handbook page 10 for more details.

Adding a new deck or making other changes? First thing to do is download the Architectural Change Form (find it at [www.meadowlakeshoa.com](http://www.meadowlakeshoa.com) under "Printable Forms"). It can also be found in the Community Handbook on pages 18 and 19. Send your documentation to M2 Management so your request can be quickly addressed. Also be sure to check with the City at (440) 353-0819 regarding necessary permits.

Thank you,

*Barb Miller*

## OUR WEBSITE SPONSORS:

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

- Gerber's Garden Center  
(Garden Center)  
440 366-9557  
*FIVE ACRES to Choose From!*
- Security Plus of NE Ohio  
(Home Security)  
440 821-1037  
*Security & Surveillance Your #1 Choice!*
- Bay Furnace  
(HVAC/Furnaces/Air Conditioners)  
440 871-3777  
*If You Won't Sacrifice Your Comfort ...  
We Won't!*
- Christy Whitfield, Keller Williams  
(Realtor)  
440 341-3225  
*Working for You Everyday!*
- First Security Mortgage  
(Mortgage Specialist)  
216 999-3337  
*Your lender for Life!*

Please let them know you saw them here!

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.

If you are interested in joining a committee,  
new committee members are always welcome!  
Please contact the Chairpersons for:

Finance:	Jerry McFadden
Landscape:	Allen Cooney
Rules & Regulations:	Barb Miller
Social:	Patricia Cooney

via the Committee page at:

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

If you do not have email access, please call M2  
Management at 330 220-1100 or (866) 650-1926.  
They will get a message to the committee for you.



## Community Handbook Revisions

Please update your paper copy of the Community Handbook with  
the enclosed revisions.

Updated are the Introductory Letter, Table of Contents, Pages 1,  
2, 16, 18 and 19. We are also including page 13 updated on  
August 20, 2008.

See [www.meadowlakesHOA.com](http://www.meadowlakesHOA.com) for the complete document link  
under the Covenants tab or Printable Forms drop-down box.

## REMINDERS:

- The speed limit throughout the development is **25 mph.**
- Be sure to sign-up to receive **Resident News Updates** at [www.meadowlakeshoa.com](http://www.meadowlakeshoa.com). (Sign-up at [Get Connected](#))
- Check the web site for **documents, updates, events, news, and contact links.**
- Pay your bills with the new M2 Payment options – you can now pay by **credit card** and by **ACH** in addition to paying by check.
- If you need parts for your **exterior light** posts, garage lights, or porch light, matching parts can be found at Sandusky Electric:  
39097 Center Ridge Rd.  
North Ridgeville, OH 44039  
Phone (440) 327-8000
- **Batten down the Trash** when it's windy. It's usually windy on Tuesday so take extra care. Put trash out as close to the pickup time as you can. If you see something blowing down the street, please collect it.
- Please **pick up after your Dogs**, we don't want you to have to "walk the plank." Unsanitary pet owners will be cited and penalized.
- **Hazardous Waste Collection I** - April 25, 2009 from 9 AM - 3 PM at Lorain County Community College, 1005 North Abbe Road. Hazardous Waste Hotline (800) 449-5463 or [www.loraincounty.us/solidwaste](http://www.loraincounty.us/solidwaste).
- Use **paper yard bags** for your yard waste and grass clippings. They will be picked up on Tuesdays when your rubbish is collected from the third full week in April through the third full week in November each year. **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.
- Contact **N. Ridgeville City Hall** at (440) 353-0819 if:  
1) **City** street lights that are out of service or crooked. They will contact Ohio Edison for resolution.  
2) Your house was missed for garbage, recycling or yard waste pick-up by BFI on Tuesdays.

## Social Update

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

*Chair, Social Committee*

The **Meadow Lakes 6<sup>th</sup> Annual Community Wide Garage Sale** will be held the 3<sup>rd</sup> weekend in May. The dates will be:

- Wednesday, May 13 from 6pm to Dusk
- Th, Fri, & Sat, May 14, 15 & 16 from 9am to 3pm

You may choose to participate in any (or all) of these dates.

"Thank You" to Marcy Grace for her enthusiastic support of this event! Please see the enclosed flyer for all the details. The Social Committee will provide and place the Garage Sale signs.

Any garage sale questions, call Marcy at (440) 865-0517.

*Pat Cooney*



Don't forget to **VOTE** in the Primary elections on **May 5, 2009!**

Contact Lorain County Board of Elections for more information at (440) 326-5901.