
MEADOW LAKES HOA NEWSLETTER

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www.meadowlakeshoa.com

Summer 2011

Trustee's Corner

A Message from your elected Homeowner Board Members

Dave Hendrickson
Barbara Kozel

It is time for our annual meeting and vote for HOA Board Trustees. If you are interested in running for a Board position, please contact M2 Management Group at (330)220-1100 or (866)650-1926 or lcen@m2mgmt.com. Nominations will also be accepted at the meeting.

Please contact our chair people if you are interested in participating in any of our committees. Your time, help, and enthusiasm are needed to keep things moving forward in our community.

Please "Get Connected" at www.meadowlakeshoa.com if you prefer to have an electronic vs. paper copy newsletter. We are investigating cutting cost with electronic vs. paper distribution.

Best wishes,

Barbara and Dave

Social Update

Patricia Cooney (apcooney@yahoo.com)
Chair, Social Committee

Thank you to Marcy Grace for another successful Community Garage Sale this past May. The sale wouldn't happen without her and her family! They do a great job and everyone enjoys the event.

Please contact me, if you have any ideas of suggestions for future events, activities, or contests.

Pat Cooney

Retention Basin Update

Jim Coates (mlhoarbc@gmail.com)
Chair, Retention Basin Committee

Our Storm water basin retention system(aka ponds and lakes) is our largest community asset. Brickman has a monthly schedule to trim the grassy area closet to the basin edges. Contact M2 if you feel your area needs extra attention for items such as debris, vegetation buildup, or excessive muskrat activity.

Jim Coates

Landscape Committee

Allen Cooney (apcooney@yahoo.com)
Chair, Landscaping and Beautification

Kudos to everyone who maintains their yard and/or does individual plantings at their homes. It helps the look of the entire development. Your efforts are noticed and appreciated!

Please contact the City (440-)353-0819 if you notice burned out street lights. Give them as much detail as possible, such as street address or pole number, for their report to the power company. It may take a few weeks for crews to fix the problem once it is reported.

Allen Cooney



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Rules and Regulations

Deb McFadden, (DMcFadden@ddr.com)

Chair, Rules and Regulations Committee

The Spring/Summer annual walk-through of the neighborhood by the Committee was done on July 21, 2011. The purpose is to ensure that the Association guidelines are being met and that the neighborhood is well-maintained. Please make every attempt possible to ensure that your home is in compliance.

The most common violations are as follows:

- 1. Mailbox in disrepair (rusted, held together by cords, falling over, rotted)**
- 2. Trash can and/or recycling bin left out after the normal pickup times. Do not store garbage cans on the exterior of the home.**
- 3. Lawns must be installed 90 days after move-in (weather permitting).**
- 4. Fire Pits are not allowed in the front yard.**
- 5. Non-working light poles or with missing or burned-out bulbs.**
- 6. Permits and association approval not requested by homeowners for architectural changes including but not limited to sheds, fences, decks, & patios.**
- 7. Storage of items alongside your home or on your porch is not permitted.**

Items 2, 4, 6 and 7 above should be addressed immediately. The Committee will allow you until **October 15 to rectify** the mailboxes, lawns and non-working light posts. You will receive a letter in the mail if you are not in compliance with any of the above or any other rule in the handbook. We strongly urge you to correct your faded shutters this year as well.

Please refer to your Rules and Regulation Handbook and Declaration of Covenants and Restrictions or visit www.meadowlakeshoa.com for these documents. The Architectural Change Form and instructions are located in the drop-down box on the right side of the home page.

If you are found in violation during a walk-through, you will receive a letter in the mail stating your violation(s). The letter will request that the homeowner rectify the violation(s) prior to a specified completion date. Refer to the HOA Rules Infraction Penalties for time frames and

finer. Any fees for certified letters or attorney fees will be added to your account. A lien will be placed on your property if fines and/or fees are not paid.

We have noticed throughout the neighborhood that some shutters are fading. We suggest as good home maintenance that these are painted to the original color or that an architectural change form is submitted if you wish to change the color. We will revisit this item on our next walk-through.

Thank you to all who follow the rules and keep their property looking great! Your efforts are appreciated.

As a side note, please do not park or allow your guests to park on the hydrant sides of the street or where "no parking" signs are posted. Emergency personnel need access to the hydrants while fire trucks and ambulances need clear access to quickly reach their destination. The City of North Ridgeville Police Department does have the right to ticket these vehicles since the City installed those signs.

Thank You,

Deb McFadden

Finance Update

Jerry McFadden (jmcfadden55@oh.rr.com)

Chair, Finance Committee

Timely payment of dues is essential to our ability to support the existing and future operating and capital needs of the community.

The Board and this committee would like to thank those homeowners who have been able to pay on time or have made other arrangements with M2 Management Group (M2) to pay down outstanding balances.

We understand that it may be challenging for some of our homeowners because of financial hardship. The board and M2 (1-866-650-1926) will be happy to work with those homeowners who are finding it difficult to pay on time. To help avoid \$30 per month late fees you have the option of paying your dues, in full, to M2 via check, credit card, or electronic debit (ACH).

Thank you,

Jerry McFadden

