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# MEADOW LAKES HOA NEWSLETTER

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Volume 3, Issue 2

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

Summer 2009

## Trustee's Corner

*A Message from your elected Homeowner Board Members*

**Dave Hendrickson**

**Barbara Kozel**

It has been a challenging fountain year so far. We have replaced five of the fourteen fountains with new models. Three of those five had storm related damage and were claimed on our insurance. These new fountains will move more water and can be repaired locally to avoid extended down times. The detention basins are naturally aging and beginning to show vegetation. Quite a bit of garbage including tents, tarps, trash barrels and a trampoline, plus wind blown debris have been removed from the basins. Please do all you can to prevent future occurrences of this nature. We have had less rainfall this year than usual which leads to more algae in the basins. We are treating the water to keep things under control, yet in balance with nature.



Enjoy the rest of the Summer!

*Barbara and Dave*

## Landscape Tips

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

*Chair, Landscaping and Beautification*

The cool and moist weather so far this year has brought out "Dollar Spot" and "Red Thread" in many lawns. We are also ½ inch under in rainfall levels this year which makes grass go dormant quickly. Maslyk Landscaping has suggested fertilizing and watering to bring the grass back and alleviate these lawn problems. Fungicide may prevent future outbreaks, but will not cure existing trouble spots. One week dormant needs two weeks of water to bounce back. You may also want to cut your lawn a little higher during the hot weather to prevent your lawn from going dormant.

Happy Gardening!

*Allen Cooney*

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## Lifestyle Meeting

- Saturday, August 29, 2009
- Sign-in 10:00 AM
- Meeting from 10:15 AM to 1:00 PM
- North Ridgeville Library, Community Room
- Agenda:
  - The Lifestyle Section must incorporate as a separate entity reporting to the Meadow Lakes Board of Trustees
  - Lifestyle Homeowner Board Election – three-person board (Ott & Associates)
  - Discuss future services, budget and monthly maintenance fees
- **Please make every effort to attend. Your input and vote is necessary regarding services, fees and Board Members.**

## Annual Meeting

- Wednesday, September 23, 2009
- Sign-in 6:30 PM
- Meeting from 7:00 PM to 8:30 PM
- North Ridgeville Library, Community Room
- Agenda:
  - Financial Status Update (M2)
  - Homeowner Board Member Election (Ott & Associates)

## Nominations

- To run for a Board seat, contact M2 Management with your intent and qualifications. (By 8/12/09 for Lifestyle and 9/1/09 for HOA seats)
- Nominations will also be taken from the floor at either Meeting.
- The candidate list will be sent with the Meeting Notice and Proxy Forms two weeks prior to each meeting.

## Finance Update

**Jerry McFadden (jmcfadden55@oh.rr.com)**

*Chair, Finance Committee*

A Reserve Study was completed this Spring to identify life expectancy of Capital Assets. Examples are sealing and maintaining the walking paths, dredging the detention basins, replacing fountains, and replacing entrance signs and fences. A Pond Study was also recommended, and should be conducted during 2010. The Board will be actively establishing specific reserve accounts to fund the future needs of these assets. In addition a reserve will be established for Greenview Trail Street Replacement. In March of this year Meadow Lakes developer, Dettore Group, funded \$11,925 of this Street Replacement reserve pertaining to 2007 and prior.

As of July 5, 2009 there is over \$65,000 owed by homeowners to the Association. The Board is actively pursuing past-due accounts by issuing homeowner account statements, approving payment plans, following up with attorney collection letters, filing liens, and proceeding with foreclosures. To those homeowners who still owe the association and have not set-up a payment plan, please contact Kristy with M2 Management at 1-866-650-1926 to do so. By establishing and following through with a payment plan you can avoid further legal action. All attorney collection letter and lien fees are added to the outstanding balance, and are the homeowner's responsibility.

Thank you,

*Jerry McFadden*



## 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.

## Committee Contacts

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.

## Phase 2 Sidewalk Update

Many of you have asked about completing the  
sidewalk along Meadow Lakes Blvd. between Otten  
Road and Pebble Lake Trail. We have been in  
contact with Mayor David Gillock who shared the  
following with us:

“We (the City) agreed to take responsibility for that  
particular section of sidewalk...it's a matter of when  
the City might be able to do it...subject to our  
budget capacity.”

Next May, 2010 there will be renewal levies for  
Street, Fire, and Police on the ballot. These are not  
new monies and are not new taxes. The outcome of  
the election will directly impact available budget  
monies.

We will keep you posted if there is any further  
information on this issue.

## REMINDERS:

- The speed limit throughout the development is still **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). (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**. Unsanitary pet owners will be cited and penalized.
- 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 was held the 3<sup>rd</sup> weekend in May. We had a great turn out. Thanks to all who participated. We'll do it again next Spring.

Watch [www.meadowlakeshoa.com](http://www.meadowlakeshoa.com) for hints on how to have a successful block party.

If you have any interest in attending a Lake Erie Crushers baseball game, let me know and we will get a group date planned.

Have a fun and safe summer!

*Pat Cooney*

