
MEADOW LAKES HOA NEWSLETTER

Volume 5, Issue 1

www.meadowlakeshoa.com

Winter/Spring 2011

Trustee's Corner

A Message from your elected Homeowner Board Members

Dave Hendrickson

Barbara Kozel

Happy Spring! We've made it through an interesting winter. If you have had any damage (yard or mailbox) caused by the city plows, please contact the City Service Department for repairs at (440) 353-0859.

With Spring comes new opportunities and growth. Here's hoping that your family is well, your home owner dues are up to date, and any issues you may have regarding Meadow Lakes are reported promptly to M2 Management Group for resolution. We look forward to a good year here at Meadow Lakes.

Best wishes,

Barbara and Dave

Social Update

Patricia Cooney (apcooney@yahoo.com)

Chair, Social Committee

COSMIC BOWLING PARTY

A Bowling party for Meadow Lakes is planned for:

~ Saturday April 16th at 1:00 PM

~ Brunswick Zone on Center Ridge Rd. (at Case Rd)

~ Cost is \$10.99 per person (same price for children or adults) includes shoe rental and 3 games of bowling

Children must be accompanied by an adult. Refreshments are available for purchase.

Registration and payment accepted between Sat. 3/26/11 and Wed. 4/13/11, so we know how many lanes to reserve for our group.

Cash preferred or checks made payable to "Meadow Lakes HOA" may be mailed to 5853 Overlook Way.

We need your name, address, phone no., and/or email, and number of participants.



Pat Cooney

Landscape Committee

Allen Cooney (apcooney@yahoo.com)

Chair, Landscaping and Beautification

We're eager to see our new trees in bloom! 48 Cleveland Pears and 24 Blue Spruce were added along Meadow Lakes Blvd. in Fall 2010. The trees will be straightened and re-staked as needed when the weather permits.

If you are adding more trees in the neighborhood, refer to www.meadowlakeshoa.com, Printable Documents/Forms, for the list of City approved tree lawn trees. The Architectural Change Application is also in that section. It is required for HOA approval as you add trees, patios, and decks to your personal property.

Please spruce up the neighborhood by picking up loose trash. Securing trash and recycling on Tuesday mornings helps cut down on loose litter. Happy Spring!



Allen Cooney

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Retention Basin Update

Jim Coates (mlhoarbc@gmail.com)

Chair, Retention Basin Committee

The Meadow Lakes Basins have been working well during all the rain we've experienced lately.

North Ridgeville City Engineer, Scott Wangler, has inspected Basin 2 at our request. Basin 2 is the last basin in our network between Misty Meadow and Country Meadow. The water exits north to the Avalon development. Per the City, the Basin is functioning as designed and we are not required to perform any silt removal at this time.

We are investigating cost effective ways to improve the look of the upper part of the Basin per homeowner requests.

Thank you,

Jim Coates



Rules and Regulations

Deb McFadden, (DMcFadden@ddr.com)

Chair, Rules and Regulations Committee

Spring's arrival brings (hopefully) sunny days, flowers and outdoor projects. Please remember to check the Meadow Lakes Homeowners' Association's Rules and Regulations and to submit any exterior alterations to M2 Management so that they can send them to the Architectural Review Committee. You must receive written approval before you begin your project. This includes decks, fences and any other changes.

The committee will be doing a walk through of the community soon to look for any issues and winter problems. (We have already noticed a grass-plow issue on the Deer Lake and Meadow Lakes Blvd intersection). If you notice any issues please contact the HOA through our website www.meadowlakeshoa.com or email one of the chairs on the selected committees.

Hopefully your mailbox survived the winter snows and plows. If not, here is the updated mailbox guideline:

Mail Boxes. All street mailboxes are to be metal or plastic installed atop a one unit post and box set (common in the plastic molded versions). Standard colors are allowed (e.g. white, green, black, ivory/cream, beige or gray) for both box and post, The exceptions are East Breezeway, Greenview Trail and Overlook Way which have black metal posts with one or two boxes per post. House numbers are to be displayed on the mailbox or post. Newspaper boxes are recommended for flyers. Mailboxes in poor condition should be replaced or painted (i.e- rusted mailboxes, those hanging on by a thread)



Reminders:

- **Light Bulbs:** Make sure you have your post light on and have all of your bulbs functioning. The extra light from the posts helps everyone see better making the community more secure. If you forgot to turn on, or fix your light, please do so.
- **Trash:** Please remember to place your trash cans out of sight until collection day and secure your garbage. There have been a number of instances where garbage cans have been blown over by the wind and left in the street.
- **Clean Up after Your Dog:** Many People in the community have dogs as pets and walk them. The fact is that some do not pick up after their dogs leaving messes in tree lawns, public areas, and in other resident's lawns. Not only is it very unsanitary, it's unneeded. Our lawn care company is not very happy when having to mow common areas and tree lawns full of dog droppings. Please be considerate of all of the other residents.
- **No Parking on Hydrant Side of Street:** The City has placed signs in high congestion areas of our Development indicating "No Parking This Side". You may be ticketed in these areas. Even if you don't see a sign, please avoid parking on the hydrant side of the street. Vehicles parked on both sides causes difficulty for passing motorists and could block emergency vehicles. Children can dart out into the street from behind a parked car. Please use your driveway as much as possible for parking, or the curb in front of your house. Be mindful to leave enough room for the mail truck to approach your mailbox.
- **Shutters:** Many residents have begun to see the shutters on their home begin to fade. These can be repainted or cleaned to restore it to the original color. If you plan to change color schemes however you must get prior approval from the HOA.
- **Holiday Décor:** All holiday décor from this past Winter should now be removed.

Living in a Homeowners Association has its advantages and its disadvantages. How you view that situation may depend on various factors. But the fact is that we all are under the same rules and restrictions and very little of that can be changed. Enforcement of rules is a part of the duties of the Board and a responsibility of our management company. This must always be done in a fair and equal manner. It must never show any partiality. If you have a question about what you can or cannot do, look in your documents that you received when you bought your house. If you are still not clear, contact the HOA or M2 Management Group. See www.meadowlakeshoa.com for contact information and copies of the Handbook and Association documents.

Thank You,

Deb McFadden

- 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. (Sign-up at [Get Connected](#))
- Check the web site for **documents, updates, events, news, and contact links**.
- Pay your bills with the 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 Allied Waste on Tuesdays.

Finance Update

Jerry McFadden (jmcfadden55@oh.rr.com)

Chair, Finance Committee

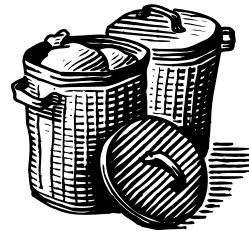
Thank you to our Homeowners who have paid their dues in full for 2011. The 3- payment plan is also working well for many of you. If you are having difficulty paying your dues please remember that it may be more cost effective to pay with a credit card or set up a payment plan rather than incur a \$30 per month late fee.

Late fees and legal fees can be put on hold if you follow the agreed upon payment plan. Please contact the M2 Management Group (330)-220-1100 or (866)-650-192 if you need to make payment arrangements. M2 accepts direct debits (ACH) and credit cards, as well as checks.

Financial details plus a delinquent accounts list will be included in the Summer newsletter.

Thank you,

Jerry McFadden



Allied Waste Containers will be delivered the weeks of March 21st and 28th. Read their flyer sent to your home for all of the details. The flyer will be posted to www.meadowlakeshoa.com for future reference. Call Allied Waste at (440)458-5191 to request a smaller can.

Per our Rules and Regulations:

"Garbage Cans. Trash containers shall not be permitted to remain in public view except on days of trash collection. Do not store garbage cans on the exterior of the home. Boxes are to be broken down and all items placed at the curb are to be secured so they will not be blown about the neighborhood."



Meadow Lakes 8th Annual Community Wide Garage Sale

When: Wednesday, May 18, 2011 6 PM - Dusk

Thursday, May 19 to Saturday, May 21 from 9 AM to 3 PM

(You may pack up early or start later, sell only one day or all - it's all up to you)

Cost: \$5.00 cash only please payable to Marcy Grace at 6124 West Breezeway Drive.

- The cost covers your City garage sale permit (\$2) and the balance pays for ads, maps, signs and balloons.

Look for a flyer at your mailbox around April 1. Any questions call Marcy at 440 865-0517.

Deadline for registration is Sunday, May 15 by 7 PM. Please register as early as possible.

You can pick up your permit and a map of the community (after 5 PM) the Tuesday before the sale.

Ryan Homes Update

Ryan Homes consolidated their Cleveland offices. Here is their new contact information if you own a Ryan Home and need to contact them:

Ryan Homes
Cleveland West Division
6770 West Snowville Rd. #100
Brecksville OH 44141

Customer Care: (877) 550-7926

Brecksville Office: (440) 584-4200

Meadow Lakes Model on Sandy Ridge: (440) 327-5430