

Westwood Farms Homeowners Association
2023 Annual Association Meeting
January 24, 2023 – 7:00pm

Meeting Agenda

- Call Meeting to Order – starting at 7:03 pm = 12 on site, 37 on zoom
- Proof of Notice of Meeting
- Reading of Minutes of Prior Year Annual Meeting
- Reports of Officers
 - Kris Jones (Spruce Pt) – Holiday Events/Swim Team
 - Liaison to the swim team
 - Continuing geese control
 - December – Santa was a success
 - April – Easter bunny was a success
 - Great swim team
 - Brian Jungeberg (Saddlebrook Lane) – President/Clubhouse / Pool
 - Always trying to improve things here
 - We will be investigating the feasibility of remodeling the clubhouse, it hasn't been updated in more than 20 years, wear and tear in bathrooms, main area, etc.
 - Renters use it for parties, swim team etc. and we want to keep it up to standard
 - Continue to run normal activities at the clubhouse
 - Most pressing issue is the finances because we know we had a good deal with Metro pools considering labor and chemical prices and we already know contract prices are increasing for the next two years
 - Speaking with other developments around Strongsville, we work with all of the HOAs, sharing information, etc. and one is bouncing around pool contracts. We also talk with other HOAs regarding dues ensuring we have adequate reserves.
 - Sarah Polo (S Churchill Way) – Secretary/Communication / Pool
 - Communications – Facebook page, web site, emails and text WESTWOOD to 440-209-3925),
 - Pool – started a pool committee, huge help with communications and managing the pool issues
 - working with Metro to get costs for new vacuum, repairs to diving blocks and resurfacing of the pool, they are adding an additional lifeguard in the mornings to open the pool; refer to Matt's email
 - Pool events – booked DJ and Kona Ice for 4th of July, having a Hot Dog vendor come on a couple weekends in June (resident expense)
 - Jeff – new to the community; is Metro the only pool we can use, has there ever been talk regarding concessions. Brian – yes, Hastings and USA Pools (not local to Ohio) Hastings is much higher than Metro. In speaking with other HOAs when they switched, they came back to Metro. We personally don't have interest in self managing the pool. We donate money to the swim team as a HOA. We are going to request them to host concession stands.

- Tom Lang (S Churchill Way) – Treasurer; reviewed the budget and financials; we are having the reserve timeline refreshed. They will provide us a timeline for 15 years. We currently have 43 houses that have not paid their dues. Late notices are going out for the residents. If not paid by 2/15, their property will be placed on a lien as well. Revenue – we projected \$312,000, we collected \$307,000. We were over by \$6,200. Metro labor cost has increased. We are also assuming landscape cost will increase after 2023. It was a quiet year, one of our biggest expenditures was the tennis courts. Biggest thing we’re looking at is to see if the pool needs to be resurfaced. The worst area is the zero entry. Financials and budget will both be up on the website within the next couple of weeks.
- Online due payment – there are fees associated with that because we don’t want to pay the credit card fee for the percentage.
- Jim Carbone (Saddlebrook Lane) – Landscaping
 - Review 2022 – Fountains and ponds – great working with Aquadoc
 - We had a lot of issues with the fountains. They are being winterized. Through that process, we will have them refurbished. One issue we have identified is wiring to the electrical boxes. The cost of replacing them didn’t make sense. Refurbishing should get us another 10 years.
 - We will continue to look at sewers at the clubhouse. We had a back up and flooding of the parking lot last year. We had a resident that helped us and didn’t cost association any money. We will continue monitoring the sewers.
 - We are committed to working with the city for the 50/50 tree lawn program. The last couple of years, there has not been a lot of availability. We will hopefully get Coopers Run this year.
 - Ball diamonds – we took down the fence due to damage. We as a board decided to take down the fence due to the vandalism. It was not utilized very often for baseball so we determined the \$20,000 commitment wasn’t necessary. At this point, we do not have plans to replace it. We have issues with the grading of that area that need to be addressed. Everything grades to the street instead of the sewer.
 - Landscaping is on hold for tennis courts until we resolve any issues.
 - Exterior maintenance – we are an aging development. We plead with you to clean up mold, do some power washing, make sure lights are lit, be mindful of when you you’re your garbage out, etc.
 - Entryways – on our mind, but they are big ticket items. It is not at the point where we can just replace a couple trees. The one on Prospect, estimated \$200,000 to complete this project.
 - Brian – pond maintenance behind Scenic Point, it wasn’t done with the project we did a few years ago. We dredged the pond, why wasn’t it dredged? It had some silt, but we have these evaluated by Aquadoc yearly and they didn’t think that was needed to be dredged. We spent \$30-40,000 to do that. If the other pond has to be done, we will make that investment.
 - Missing grass on island on Prospect – Jim will look into that.
 - Exposed pipes – Westwood and Country Way entrance. We had issues with the sign years ago. When Cleveland Water got involved, we were willing to move pipes behind sign. They said no, that’s where they decided to put the pipes. We did some landscaping to hide them, but they’re exposed in the winter. We will talk with landscaper to camouflage it year round.
 - Is there a plan to help residents with dying pine trees? We have made the decision that when something becomes a money pit, we will eliminate or replace it. We try to take

care of most visible areas. We are using Norway spruces instead of white pines to help the situation. If you're a resident and your trees are dying and thinning out, we suggest you replace with Norway spruce.

- Snow Removal Question, why is it not so great in the neighborhood? Our city is 25 square miles. We hit main first and then main in developments. We also contract other plows. Marie Huntington suggested asking homeowners to shovel sidewalks and around fire hydrants.
- What does the grass cutting contract include? It is a weekly contract. They have priority areas, there are areas that do not get mowed every week. Around the ponds is tough because of the grade, having to do that by hand versus zero turn especially if there is weather involved. One reason they don't trip close to the pond is due to erosion of the pond.
- Can we decorate entrances? If we have a volunteer, let us know. We can store decorations here to make that work.
- Pickle ball club and book club – we need a volunteer
- Tennis Courts – We are not the only set of courts they are having the issue with. There is something not playing well together with the asphalt and cement. They are trying to figure out what to do to fix it. We are still working on it and hoping for some news in the spring. Vasco has agreed to fix it.
- Bylaws – original that we were handed down from Parkview. We are in the process of a rewrite. We were ready to print it and then a senate bill was passed and needs to be sent. It will have to be sent and voted upon. We have refreshed it with the help of 30-35 residents. It does not give us any greater power. It takes it away and gives more to the residents. It will take work to get it passed.
- Exterior restrooms – Not a feasible project based upon cost but will ask about it when we discuss the remodel.
- Dog Park Suggestion – we would prefer space to be regarded for football / soccer
- Fences / Sheds – It is in the bylaws that nothing can be built onto your property without approval. The precedent was set as no fences and sheds.
- Additional playground – we have a lot of big ticket items to focus on before adding new things at this point. We keep a large reserve for longevity purposes.
- Can we reconsider when dues need to be submitted? The dues by the bylaws have to be collected by the first of the year.
- Resident said stay away from USA Pool. Please keep up the good work with the ponds.
- Issue with sidewalks – these are residents responsibility unless it is caused by tree roots.
- Jim suggested an exterior maintenance committee – checking homes, identifying any major issues. Neighborhoods age, let him know if you'd like to join and we can do two walks a year. Atlas Concrete suggested for leveling.
- Greg G. – what are costs planned for this year? Pool equipment, possible resurfacing; 2024 clubhouse remodel
- Field – has the board considered selling the lots where the dedicated green space, per city rules, density of homes
- Roy – are we continuing the geese control; yes, it is starting in a couple of weeks
- Is there an approved mailbox? No
- Greg – city is good about adhering to the city ordinance regarding trash. What about storage. What about storage of garbage in driveways? Per HOA they are not allowed to be visible.

- Reports of Committees
- Election of Inspectors of Election
- Election of Trustees
- Unfinished and/or Old Business
- New Business
- Adjournment