

Woodland Greens Homes Association

*P.O. Box 592 ~ Springboro, OH 45066
www.woodlandgreens.com*

March 24, 2014 Annual Membership Meeting

Establishment of Quorum: No Quorum.

Call to Order: 7:05 pm.

Proof of Notice: Notice mailed to all homeowners of record 03/08/14.

Attendance: John Parks, Board President/Director; Paul VanMaldeghem, Board VP and Secretary/Director, Sue Starner, Administrator; Homeowners as per sign-in sheet (attached). Bob Mason, Director has resigned.

Introduction: The directors introduced themselves.

Financial Report: John Parks reviewed the financial reports of 2013. 2013 was the first year that every homeowner was up to date with their dues. A few homeowners were submitted for collection and/or the lien process. The expense for collecting past-dues accounts amounted to \$580 and was charged to the homeowners with past-due accounts. Landscaping/lawn care of the berm continues to be our largest expense but we are locked in on price for 3 years, with a one-month notice of cancellation if need be. The township has removed some dead ash trees at no expense to the Woodland Greens homeowners association.

The audience was asked for questions regarding the financial reports – there were none.

Landscaping: Our policy is to install drought tolerant trees, shrubs, and plants, and we will only water if necessary. If plants die, they will be replaced. The goal is to build a screen of trees, bushes, and evergreen shrubs to shield the neighborhood from Lytle 5 Points Road.

Neighborhood Updates: Meeting minutes are posted on the website (woodlandgreens.com). Bylaws, Covenants & Restrictions, and Improvement Application forms are also posted there. Board meetings are open and normally held the 1st Tuesday of the month at 7pm, upstairs at Dorothy Lane Market Springboro. We currently have no Social Committee, but there is an allocation in the budget if anyone is interested.

The Architectural Standards Committee consists of board members at this time. This committee meets upon receiving an Improvement Application. It also meets if there are reports of non-compliance to the Covenants & Restrictions & Bylaws and acts upon such complaints if valid. Interested parties are encouraged to become part of this committee.

Clearcreek Township has proven to be receptive to our concerns on a variety of items. There has been talk of resurfacing Lytle 5 Points Road. We have asked about sealing asphalt cracks within Woodland Greens but have not received an answer yet. The City of Springboro and the township are in discussion regarding bike paths.

Please check your lamp posts to be sure all bulbs are lit. Our neighborhood is very dark without everyone's compliance.

Regarding painting storm drain lids – the township does not do this. We would need to go through an approval process. Scouts could use this for service hours but it would not be considered an Eagle Scout project.

Question/Answer session:

Q: Is an Improvement Application needed to replace a deck.

A: If it is strictly a replacement, No. If there are changes to the original structure, Yes.

Q: At least one of our signs is leaning – how will this be handled?

A: We will look into it this year.

Q: Will the sign need to be ‘replanted’ – with concrete?

A: We will need to check with the City and the Township – they do not like concrete on the berm.

Q: How did the City get 10ft of our property?

A: It’s an easement throughout the neighborhood.

Q: Why is water so expensive here?

A: There is an agreement between the County/City/Township that is renewable every 20 years. The City has no interest in making a deal with us.

Q: There is a corvette in a driveway on Whispering Woods that needs to be licensed or removed. Also multiple cars on Riviera that appear to be part of a business, and boats in driveways.

A: We act on written or emailed complaints received. We do not patrol the neighborhood for violations but depend upon neighbors to let us know their concerns. Please notify us of your concerns so we have documentation. At that point we can verify violations and act upon them. Violation letters are based upon the Covenants & Restrictions and Bylaws that are in place.

Q: A black Chrysler 300M has been traveling at a high rate of speed in the neighborhood. It appears to be driven by 4 teenagers, going at least 50 mph. Please be aware and report if you see it.

A: We have requested a speed sign be placed in the neighborhood for a few weeks this summer.

Q: Our neighborhood is a walking neighborhood. Please everyone, be cautious when you are driving. Dogs and young children should be kept in yards, not playing in the street. Please clean up after your dogs

Call for Candidates/Election of Director: John’s term expires at the end of tonight’s meeting. A Director for the Board needs to be elected. It is a three-year term. John offered to continue if no one else is interested. There were no other nominations from the audience and none received by mail. With a voice vote, John was re-elected as director.

Adjournment: 7:55 pm

Minutes Approved:

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Name	Title	Date
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