

# Ashley Oaks Newsletter



Board of Trustees:

President: Rich Seminsky  
Secretary/Treasurer: Kevin Wolfe  
Trustee: Mike Metro

Vice President: Justin King  
Trustee: Joe Reed

Website: [www.ashleyoakshoa.org](http://www.ashleyoakshoa.org)

September 2014

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## **2015 Annual Meeting:**

The date for the 2015 Annual Membership Meeting has been set for Tuesday, January 13, 2015 at 7:00 PM at the Strongsville Library. Please mark your calendars and plan to attend the meeting. Three new Board members will be elected at that meeting.

Nominations for election to the Board are needed. Please consider placing yourself or one of your neighbors who agrees to run in nomination. The term is for two years and responsibilities consist primarily of attending four meetings per year, usually lasting less than one hour. The Association maintains common grounds including the playground, detention basins and entrance ways. Nomination information is attached to this newsletter. Please review it and send in a nomination so all Board positions can be filled.

## **Annual Meeting Proxies:**

The Association's Documents require that at an Annual Meeting must be held and that least 50% of the membership appear at the Annual Meeting either in person or by proxy for the meeting to be valid. If the 50% quorum is not met, the meeting must be adjourned and rescheduled; Association business cannot be conducted unless a quorum is achieved. A proxy form is attached. Please sign and send in this form in the enclosed return envelope whether you plan to attend the meeting or not. If you do attend the meeting in person, you may waive the proxy at the meeting and do all voting in person.

## **Entrance Sign Project:**

The Entrance Sign Construction Project is finally a reality. As mentioned in the 2014 Annual Meeting, the project could not begin until monies were collected and available to

pay for the project. Although the billing for this assessment was made in March, 2014, many members paid very late and sufficient funds were not available until July. Further difficulty was encountered when easements necessary for the construction could not be located, and survey work to mark easement lines was necessary. With those two items having been completed, vendor selection and design finalization took place rapidly. Contract negotiation and execution occurred in late August. The vendor is now in the process of gaining approval and permits from the City of Strongsville. If all goes well in that process, construction will start in October.

### **General Maintenance and Upkeep:**

You are reminded that the Documents require you to maintain your properties in good and presentable order. The vast majority of residents do so. However, the Association has received complaints about some properties that are poorly maintained. Please examine your lawns and buildings and be sure to keep them in good repair.

The Association plans to paint the Gazebo, playground equipment and basin fences in 2015. Bids are now out to several painting contractors for this work. Vendor selection is planned to take place by the end of this year.

## **New Association Trustee Nomination**

We have three association trustees on the current board whose terms expire in 2014 so there is an immediate need for three new residents to volunteer their time, for the next two year term. If you are interested in getting involved in the actions and directions of our community, then please submit your names for inclusion on the official ballot. Please remember that this volunteer position is vital in keeping your association dues lower by having unpaid residents rather than a paid consultant do the facilitation of required services. Your help in filling these openings would be greatly appreciated.

We will need to have all names submitted before November 15, 2014 so official ballots can be distributed. The ballots will need to be returned prior to the annual meeting on January 13, 2015 so the results may be announced at that event.

To submit your name for consideration, please either directly contact any current member of the board, send your name to Ashley Oaks HOA, P.O. Box 360293, Strongsville, OH 44149, or send a note via the Association's web site:

[www.ashleyoakshoa.org](http://www.ashleyoakshoa.org).

**Ashley Oaks Homeowners' Association  
P.O. Box 360293  
Strongsville, OH 44136**

**2015 ANNUAL MEETING PROXY**

The Declarations require 50% of the members be present at the Annual Meeting in person or by proxy. If you will not be able to attend or are unsure of your ability to attend the Meeting, please sign the proxy below and return to either existing board member or mail to the PO Box above:

I hereby appoint \_\_\_\_\_ (if not designated, such person to be designated by the Board) with power of substitution for me and in my name, place and stead, to vote as my proxy at Annual Meetings from 2015 through 2019 or until I revoke this Proxy in writing, or unless I attend such Annual Meeting according to the number of votes I am entitled to cast if I were personally present. I hereby expressly authorize my proxy to use his/her best judgment in exercising my vote to the full extent and with all powers which I would possess if personally present, without restriction. I also revoke all Annual Meeting Proxies I have heretofore executed.

I certify that I/we are record owner(s) of a fee or undivided fee interest in the noted address. (If co-owned, both owners should sign. If only one signs, he/she states that he/she represents the entire vote of the Living Unit.)

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Owner Name

\_\_\_\_\_  
Address

**Please return to the above address or to one of the current board members before the Annual Meeting on January 13, 2015**