

Ashley Oaks Newsletter



July, 2016

Board of Trustees:

President: Nick Stepanovich

Secretary/Treasurer: Larry Munshower

Trustee: Ron Dillon

Vice President: Joe Reed

Trustee: Tony Famiano

SPECIAL MEMBERSHIP MEETINGS

In order to preserve the residential nature of Ashley Oaks, the Board of Trustees plans to present to the membership an amendment to the Declarations to require owner occupancy of Ashley Oaks residences.

The Amendment is written to protect situations where properties are owned by family trusts or where one family member owns the property but it is occupied by a different family member. If a property is now held for rental purposes, a significant amount of time is allotted for changing arrangements.

Two informational membership meetings are scheduled for members to attend and ask questions or make suggestions. Those meetings will be held at the Strongsville Library on Sunday, September 18, 2016 at 3:00 PM and Wednesday, October 5, 2016 at 7:00 PM.

Since the Amendment is to the Declarations, 75% of the membership must approve it. Ballots will be mailed to all residents and the vote is planned to be taken at the 2017 Annual Meeting.

Please plan to attend one of the informational meetings.

Landscaping:

An aggressive plan to improve the Association's entranceways was adopted this spring. The Prospect entrance, both north and south sides, has been pruned and several dead or dying trees have been removed. The mound on Old Oak has been pruned, dead trees removed and areas of poison ivy have been cleared.

The Lunn Road mound and entranceways have also been cleared of debris and dead trees, and shrubbery pruning and shaping has been completed.

Despite major detention basin clearing projects completed in 2015, a significant clearing effort was again needed to stay in compliance with city requirements. A long term plan to control the vegetation growth in the basins is under development.

Trimming and cleanup of the playground area is completed, and the gazebo parking area landscaping improvement will be finalized this season.

Finally, the Association's three year landscape service contract expires this fall and a new vendor selection/contract negotiation process is underway.

Kudos to Landscape Chairman, Ron Dillon, who has spent many hours planning, initiating and managing these projects. As the development ages, so does the landscaping. Ron's passion for keeping the Association's entranceways beautiful is a benefit to all residents.

Member Suggestions and 2015 Initiatives Status:

Improved Communications: Many residents have sent updated email and contact information in response to the April Newsletter.

Audit of the Books: The CPA's 2015 Financial Review has been completed. No irregularities were noted.

More Enforcement: The Board has received complaints from residents about the maintenance level of some properties. It is reviewing the Documents and considering establishing rules that might be necessary to address general property maintenance levels.

Additional Membership Meetings: As noted above, two meetings are scheduled to discuss amending the Declarations. The Board has received no lists of general interests to prompt scheduling additional information-only meetings.

All members are invited to send in topics at any time for discussion at a mid-year meeting. Please send them to the Association at Ashley Oaks HOA, P.O. Box 360293, Strongsville, OH 44136. A meeting will be scheduled if agenda items are submitted.