

# Ashley Oaks Newsletter



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

**January 2019**

Board of Trustees:

President: Nick Stepanovich  
Secretary/Treasurer: Nick Thome  
Trustee: Ron Dillon

Vice President: Ken Skrbín  
Trustee: Tony Famiano

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## **2019 Annual Meeting:**

The 2019 Annual Membership Meeting was held Wednesday, January 2, 2019 at 7:00 PM at the Strongsville Library. Three new Board members were to be elected at that meeting.

Trustee positions for 2019 are as follows:

President: Nick Stepanovich, 15506 Old Ok Dr. 480-286-1818  
Vice President: Ken Skrbín, 15491 Old Oak Dr. 216-272-2237  
Secretary/Treasurer: Nick Thome, 21481 Oakhurst Ln., 440-840-3265  
Trustee: Ron Dillon, 15346 Chestnut Oak Ln., 440-238-4779  
Trustee: Tony Famiano, 15283 Chestnut Oak Ln., 440-878-5635

Ron Dillon and Tony Famiano will co-chair the Landscaping Chairmanship.

All trustees can be contacted via the Association's website email option.

Trustees Dillon and Famiano gave reports on landscaping projects completed in 2018 and stated that 2019 activities would revolve around landscape maintenance rather than any major projects. They stated that electrical upgrades would be made to correct the unreliable lighting of the entrance way signs. Dillon reviewed the need for continued vigilance in maintaining the detention basins so that they meet city standards.

President Stepanovich reported that the Association's financial status was solid and answered several questions about them.

Several complaints were mentioned by the membership:

First: many properties' sidewalks are uneven, thus creating a safety hazard for residents. Stepanovich noted that it is the property owners' responsibility to maintain the sidewalks on Old Oak, Oakhurst, Oakwood Place and Scarlett Oak. He agreed to send advisement letters to residents whose sidewalks need repairs when the addresses of those properties are reported to the Association. If repairs are not made in a reasonable period, the Association would refer the matter to the City's Building Department for follow up.

Second: There continues to be reckless driving in the development. Excessive speed, talking and texting on cell phones, and ignoring the traffic laws regarding stopping for school busses are reported to be common occurrences. Residents are encouraged to report violations to the Strongsville police, and, if possible, supply the license plate numbers of violators.

Third: Residents report numerous instances of properties needing general repair and maintenance. President Stepanovich reminded residents that in the 1/3/2017 Annual Meeting, the Association adopted various criteria to be used by the Association when evaluating residents' property maintenance levels. Those criteria are attached to this Newsletter. Stepanovich requested that residents observing maintenance problems report them to the Association for follow up.

## **Landscaping:**

Landscaping projects planned for 2019 include:

- Continue ash tree removal process. Approximately 7 trees remain. They will be removed as needed.
- Upgrade of sign lighting at entrance ways.
- Install covers for exposed electrical boxes on common grounds

# ASHLEY OAKS HOMEOWNERS ASSOCIATION

## PROPERTY MAINTENANCE CRITERIA

1/3/2017

**The following general criteria will be applied by the Association when evaluating property maintenance levels as provided for in Article VI of the Declarations:**

**Gutters must be kept in good repair:** Gutters must be properly affixed to the home; not bent or sagging; properly cleaned of excess leaves, dirt, weeds; and properly functioning.

**Home siding must be kept in good repair:** Siding must be properly hung and free of excessive mold and mildew; Brick, stone and other exterior wall covering to be clean, free of moss and mildew, and properly affixed to the home.

**Windows will be kept in good repair:** Glass must not be broken, cracked or shattered; screens shall be properly affixed to the window and not torn, ripped, sagging or hanging from the home; excessive dirt and build must be removed from the windows.

**Painted areas shall be kept in good repair:** Painted surfaces must be clean; chipped, missing and damaged areas must be repainted.

**Roof shall be kept in good repair:** Missing and damaged shingles must be replaced with matching shingles; roofs must not contain excessive mold or mildew.

**Garage Door and Garages must be kept in good repair:** Bent, damaged, sagging, or improperly closing doors must be repaired or replaced; doors must be free of excessive, dents, scrapes, mildew, and dirt.

**Sidewalks and Driveways must be kept in good repair:** Sidewalks and driveways with cracks, uneven portions, missing or damaged sections must be repaired or replaced; Concrete with excessive discoloration must be cleaned or replaced.

**Landscaping must be maintained:** All vegetation must be kept out of the sidewalk; lawns must be mowed with no excessive growth onto concrete areas; retaining walls and borders must be secured properly in place and contain no falling or broken pieces; Trees, shrubs, bushes must be pruned to horticultural standards; Lawns and landscape beds must be reasonably free of weeds, debris and dead vegetation.

**Fences must be maintained:** Fences must be plumb, in good repair, properly stained or painted and free from excessive dirt and rust.

**MAILBOXES:** Nothing may be posted on mailboxes. Anyone found vandalizing or affixing anything to a mailbox will be fined \$50.00 plus the cost of repair by the Association, or, at the Association's discretion, reported to the Postal Inspector.