

# Ashley Oaks Newsletter



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

## November 2020

Board of Trustees:

President: Nick Stepanovich  
Secretary/Treasurer: Rich Seminsky  
Trustee: Ron Dillon

Vice President: Butch Skrbini  
Trustee: Tony Famiano

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### **2021 Annual Meeting:**

The date for the 2021 Annual Membership Meeting has been set for Monday, January 4, 2021 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. **PLEASE NOTE THAT LIBRARY MEETING ROOM RESERVATIONS ARE SUBJECT TO CANCELLATION DUE TO THE COVID STATUS AT THE TIME OF THE MEETING. A BROADCAST EMAIL WILL BE SENT TO RESIDENTS IF A CANCELLATION TAKES PLACE.**

### **2021-2022 Trustee Election:**

Please use the attached ballot to record your vote for 2021 – 2022 Trustees. Given the possibility of an Annual Meeting rescheduling, it is recommended that you mail in your ballot rather than waiting to deliver it at the meeting

### **Peanut Shell Problems:**

The Association has been receiving complaints about peanut shells being found, sometimes in large quantities, in their yards, landscape beds and gutters. Please be advised that if you are feeding whole peanuts to the wildlife you are also creating maintenance problems for your neighbors. Also, please recall that there is a child with a peanut allergy in the area and that the shells are a danger to that child. If you wish to feed the wildlife, please consider some other food source that does not involve littering the neighborhood.

### **Solar Panel Policy:**

The Board has adopted a policy addressing the installation of solar panels. A copy follows and is available on the Association's web site.

### **Relaxed Summer Rules:**

Residents may recall that the Board relaxed rules on temporary swimming pool installations due to the COVID situation and its preventing opening public pools. Please be advised that the normal ban on above ground pools is now back in effect. The rule will be reconsidered in the Spring of 2021.

### **2021 Budget:**

A copy of the 2021 Budget is attached. Please note that the dues level is unchanged.

# **ASHLEY OAKS HOMEOWNERS ASSOCIATION**

## **SOLAR PANEL POLICY**

### **ADOPTED BY THE BOARD 11/9/2020**

Solar panel installation is permitted subject the Association's Architectural Control Policy provisions.

#### **APPROVAL PROCESS:**

- Homeowner must submit a properly completed Architectural Control Request Form and obtain Association approval before initiating installation.
- Upon receipt of a properly completed Architectural Control Request, the Association shall notify each adjacent property owner of the request and invite such owners to within two weeks express any concerns about any potential effect on their properties. The Board of Trustees will consider such concerns in their approval deliberations. However, submitting a concern does not guarantee any specific modification or disapproval; the Board's decision is final.
- Notwithstanding the likelihood of future approval, Association may compel removal of any installed components and restoration of property to original condition if installation commences prior to written approval.
- The Association's Board of Trustees may but is not required to approve any solar panel installation. The Board shall generally adhere to the following specifications but may add to or ignore individual specifications in outlier circumstances:

#### **TYPES:**

- Only commercially or professionally made and installed devices are permitted.

#### **GROUND INSTALLATION:**

- Ground mounted solar panels are permitted and are preferred. Ground mounted units must be installed in the rear yard with no portion of the installation exceeding six feet from the ground below it. If any portion of the unit is visible from the street, it must be shielded from street view in an aesthetically appealing manner.
- Ground mounted units must be installed within the City of Strongsville's set back lines and concealed from the neighbor's view to the extent reasonably possible.

#### **ROOF INSTALLATION:**

- Roof or wall mounted panels are permitted as long as they cannot be seen from the street fronting the house, and for houses on corner lots are shielded from side street view in an aesthetically appealing manner.
- Solar panels should be integrated into the roof design and mounted directly to the roof deck or if mounted on or over roof shingles be flush with the slope of the roof. Solar units must not break the roof ridgeline.
- All roof mounted equipment excluding the face of solar panels must match the color of the roof material or the surface on which it is mounted.

#### **MAINTENANCE:**

- Homeowner must ensure that all surfaces of all equipment and devices, whether painted or colored materials, are properly and timely maintained to the aesthetic standards of the community.

**ASHLEY OAKS HOMEOWNERS' ASSOCIATION, INC.**

**JANUARY 4, 2021 ANNUAL MEETING**

**DIRECTED PROXY BALLOT**

**I DIRECT THE BOARD OF TRUSTEES TO ENTER MY 2021 ANNUAL MEETING VOTE FOR 2021-2022 TRUSTEES EXACTLY AS INDICATED BELOW AS IF I HAD ATTENDED THE MEETING IN PERSON. IF I ATTEND THE MEETING, I MAY REVOKE THIS PROXY AND ENTER MY VOTE IN PERSON.**

**PLEASE CHOOSE UP TO THREE OF THE FOLLOWING CANDIDATES FOR TRUSTEE:**

☐

**KATHLEEN FURZ**

☐

**RONALD DILLON**

☐

**BUTCH SKRBIN**

☐

**NICK STEPANOVICH**

**The undersigned certifies that he/she is a member who is the record owner of a fee or undivided fee interest in any home site in Ashley Oaks Homeowners' Association, Inc.**

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**Signature of Owner**

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**Print Name**

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**Address**

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**Date**

**Please send completed ballots to Ashley Oaks HOA, P.O. Box 360293, Strongsville, OH 44136.**