

Ashley Oaks Newsletter



Website: www.ashleyoakshoa.org

January, 2017

Board of Trustees:

President: Nick Stepanovich
Secretary/Treasurer: Larry Munshower
Trustee: Ron Dillon

Vice President: Ken Skirbin
Trustee: Tony Famiano

2017 Annual Meeting:

The 2017 Annual Membership Meeting was held Tuesday, January 3, 2017 at 7:00 PM at the Strongsville Library. Three new Board members were be elected at that meeting.

Trustee positions for 2017 are as follows:

President: Nick Stepanovich, 15506 Old Ok Dr. 480-286-1818
Vice President: Ken Skirbin, 15491 Old Oak. Dr.
Secretary/Treasurer: Larry Munshower, 15073 Old Oak Dr. 440-570-7354
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.

Many thanks to outgoing Trustee, Joe Reed, for his four years of service as a Trustee to Ashley Oaks.

President Stepanovich outlined various criteria to be used by the Association when evaluating residents' property maintenance levels. Those criteria are also attached to this Newsletter, and will be applied by the Association this year to ensure the development is properly maintained.

Stepanovich also presented a new Association Rule that addressed the placement and timing of yard decorations. The membership voted on and passed that rule, a copy of which is attached to this Newsletter and is now in effect.

Landscaping:

Landscaping projects completed in 2016 include:

- General cleanup and pruning of plantings at the Prospect entrance. Seven ash trees and several failing pine trees were removed
- Removed two dead trees, cleaned and pruned plantings, and removed overgrown vegetation at the Lunn Rd. entrance.
- Removed five ash trees from the Lunn Rd. hill.
- Performed two maintenance cycles on both detention basins.
- Completed the playground parking area re-landscaping.
- Cleaned and painted all mailboxes.

Landscaping projects planned for 2017 include:

- Continue ash tree removal process. Approximately 20 trees remain, They will be removed as needed.
- Continue upgrade of landscaping at entrance ways.
- Increase detention basin maintenance to four cycles per year.
- Inspect and repair as necessary the gazebo and playground equipment to ensure safety.
- Repair cracked concrete in the playground parking area.

Declarations Amendment:

Voting continues on the proposed Declarations Amendment to require owner or owner's family occupancy of all units.

Outcome depends on receiving either 75% approval or 25% rejection votes. Neither of those counts has been received as yet.

If you have questions about the amendment, please contact any of the trustees for more clarification.

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.

ASHLEY OAKS HOMEOWNERS ASSOCIATION

PROPERTY DECORATION RULES.

ADOPTED BY THE RESIDENTS 1/3/2017

Holiday Decorations: Holiday decorations shall not be displayed more than 8 weeks before a Holiday, and must be removed within 8 weeks after the holiday. For example: Christmas lights may be displayed eight weeks before Christmas, but must be removed not later than eight weeks after Christmas. Halloween decorations may be displayed eight weeks before Halloween and must be removed not later than eight weeks after Halloween.

All Other Decorations:

The following restrictions apply to nonliving items extending above ground level:

- No more than ten decorations may be placed in any area clearly visible from the street.
- No decoration may exceed 18 inches in depth or width, or 36 inches in height.
- Decorations must be kept in harmony with the general aesthetic theme and design of the neighborhood.

Variances:

Residents may request a variance from these restrictions by sending, in writing, a description of such variance to the Association. The Association will consider the variance request at its next regular Board of Trustees Meeting.