

Woodland Greens Homes Association

P.O. Box 592 ~ Springboro, OH 45066
www.woodlandgreens.com

March 31, 2015 Annual Membership Meeting

Establishment of Quorum: No Quorum. (Quorum not needed for election of directors.)

Call to Order: 7:00 pm by John Parks.

Proof of Notice: Notice mailed to all homeowners of record 03/10/15.

Attendance: John Parks, Board President/Director; Paul VanMaldeghem, Board VP and Secretary/Director, Sue Starner, Administrator; Homeowners as per sign-in sheet (attached).

Introduction: The directors introduced themselves and asked for volunteer(s) to run for director positions that are open (Bob Mason had resigned and Paul VanMaldeghem's term is expiring).

Financial Report: John Parks mentioned that dues are the same as in previous years. Most residents pay on time. Residents who do not pay on time are charged a late fee and beyond that, they are sent to our attorney for collection proceedings and lien assessment. The homeowner is liable for these additional fees. John reviewed the 2014 year-end report and the 2015 budget.

Landscaping: Our largest expense is for landscaping and maintenance of the berm between Lytle 5-Points Road and Woodland Greens Boulevard. We have a turn-key landscaping agreement with Brickman. Several dead ash trees have been removed by Clearcreek Township. John gave a brief history of the berm landscaping/needs.

Neighborhood Updates: Meeting minutes are posted on the website (woodlandgreens.com). Bylaws, Covenants & Restrictions, and Improvement Application forms are also posted there. Board meetings are open and normally held the 1st Tuesday of the month at 7pm, upstairs at Dorothy Lane Market Springboro, unless there is no need. If you are interested in attending a board meeting, please email wgha@juno.com to see when the next meeting will be. We haven't had a Social Committee for eight years. It would need to be volunteer-led if anyone is interested.

The Architectural Standards Committee consists of board members at this time. This committee meets upon receiving an Improvement Application. It also meets if there are reports of non-compliance to the Covenants & Restrictions & Bylaws and acts upon such complaints if valid. Interested parties are encouraged to become part of this committee. Architectural Standards Committee guidelines are on the website and are used along with the Bylaws and Covenants and Restrictions for reviewing Improvement Applications. Paul reiterated the need to go through the process and get approval for improvements.

General discussion ensued among a variety of topics:

Fences require improvement application approval and it is highly recommended properties be surveyed for fencing.

Our contract with Brickman locks in the price. We can cancel at any time. We request bids from other contractors; Brickman has always been the lowest.

John requested input regarding trees for the berm and showed slides of varieties suggested by our contractor. We need trees and bushes to fill in gaps – especially between Whispering Woods and Innsbrook Lane. John is requesting additional information on evergreens but something hardy is needed. The berm gets showered with road salt and ‘beet juice’ from both sides which requires any plants put in to be salt tolerant.

Brickman will be providing new planters as the old ones had deteriorated.

The watering budget is now zero as we have found it is less expensive to replace dead shrubbery than to water it.

Curbs are repaired the way the township has chosen to do it. They say it will blend more as the concrete ages. This is also true for the tar repair of road cracks.

Please clean up after your pets.

Contact information for the township and city was given. The Board has found them to be responsive to our concerns.

Please replace bulbs in post-lights. This is a security issue. There are currently about 38-40 homes that need to replace bulbs. There are approximately 9 homes without post lights. LED bulbs are recommended as they are very long lasting. You can sometimes purchase them from Duke Energy at reduced prices.

John mentioned that if your property was affected by new electric service being installed, Duke will repair the damage. You need to call their general phone number.

The entrance signs all need to be cleaned, painted, and re-set.

Question/Answer session:

Q: Are new residents contacted when they move in? This resident did not get any real information at his closing other than the expectation to pay dues.

A: We have not done this in the past but have developed a ‘welcome letter’ we will be sending to new residents when we are aware they have moved in.

Q: Do we have a Facebook Page? This resident offered to create one.

A: Good idea. To be discussed further for implementation.

Q: Why is our water/sewer so expensive?

A: John gave the history of the desire of the City of Springboro to annex our neighborhood many years ago. The annexation was denied. Initially, we had county water and a water treatment plant. Water treatment plants are no longer allowed and the County made a deal with the City of Springboro to provide our water. We pay the City rate and are surcharged and that will never go away unless we file a class action lawsuit. We have the highest water bills in the area. This is a common arrangement in southwest Ohio and is binding. We can explore further with our attorney.

-A resident expressed an interest in seeing if a lawsuit would be viable.

-A resident stated you used to be able to have your water turned off and on if you’d be away for extended time. Now the City charges a fee to do this.

Q: Has anyone ever looked into bidding out garbage service for a group rate?

A: Mike Mills (former Board President) stated we would need an amendment to force everyone to have the same vendor or at least guarantee a certain number of homes.

Call for Candidates/Election of Director: There are two positions open. A director moved from the neighborhood earlier in the year and resigned; Paul’s term expires at the end of tonight’s meeting. Paul offered to continue and was nominated and seconded. Resident, Tom Kelly offered to run and was nominated and seconded. All were in favor.

Adjournment: 8:00 pm

Minutes Approved:

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Name	Title	Date
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Name	Title	Date
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