

**Hickory Ridge Homeowners Association**

[hickoryridgeohio.net](http://hickoryridgeohio.net)

August 2008

**Board of Directors**

**Jim Anderson**  
President  
681 Hickory Grove Ct

**Shirley Mainello**  
Vice President  
705 Gold Leaf Ct

**Sandi Chudzinski**  
Secretary  
9243 Hickory Ridge Dr.

**Jessica Parker**  
Treasurer  
9390 Hickory Ridge Dr.

**Nick Ciofani**  
713 Gold Leaf Ct.

**Eileen Fitzsimmons**  
701 Gold Leaf Ct.

**Lisa Jagielo**  
9222 Hickory Ridge Dr.

**Rec. Center Coordinator**  
**Lisa Jagielo**  
**(330) 968-4311 (NEW)**

**Social Committee:**  
**Sandi Chudzinski, Kim & Judy Christensen, Betty Gruska, Cheryl Martin, Vickie Maher, Gloria Hido, Paul Kaiser, Donna Walker.**  
More Volunteers Needed!  
Call (330) 626-5451

Newsletter Editor  
**Eileen Fitzsimmons**  
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Hickory Ridge H. O. A.  
C/O Young's  
Property Mgmt.  
Harold Young, Mgr.  
6885 Red Brush Road  
Ravenna. Ohio 44266  
(330) 297-1696

**BOARD "BUZZ"**



**SHIFTING RESPONSIBILITIES INFO**

The Board has decided to pursue the amendment which would shift responsibility for roof and siding replacement from the homeowner to the HOA. The difference between the upcoming amendment ballot and the previous polling vote is that **there would be no increase to the current maintenance fees as a result of this change.**

The homeowner would still retain the responsibility for the cost of the roof and/or siding replacement but the association would contract for the work to be done. This enables the association to maintain the appearance quality of the exterior of the buildings (not to mention matching dye-lots.) This would allow us to obtain bids and to negotiate volume pricing.

Each individual owner's cost for their replacement would be communicated at least a year in advance. A payment plan could be set up if needed.

One other amendment will be sent for a vote to decide if the replacement of trees and shrubs in the foundation (mulch) beds should be the responsibility of the homeowner rather than the association. The association would provide a price for replacing plants for owners who are unable or do not wish to replace plants themselves. The association would still choose the type of shrubs and trees so there is consistency of appearance. The average cost for shrubs and trees for all areas of the property including common areas is about \$3/month of your maintenance fees.

# Board Briefs...



## July and August Board Meetings

The Board met on Tues. July 8 and August 12 at the Rec. Center. Present at both meetings: Sandi Chudzinski, Jim Anderson, Eileen Fitzsimmons, Jessica Parker, Nick Ciofani and Harold Young. Lisa Jagielo was absent in July; Shirley Mainello was absent in August.

Our side streets and the rec. center parking lot are all due to be cleaned and sealed this fall. If we need to close your street for a day, you will get advanced notice on your front door. In preparation for the paving of Hickory Ridge, the driveway aprons (curved side edge at the street) and parking pads will be repaired by the association. This is an improvement, funded by our reserves.

The association's attorney and Mgmt. Co continue to work with the city to ensure that Hickory Ridge Dr. will be repaired and paved correctly. We are not getting much cooperation from the city. Harold Young and Jim Anderson are scheduled to meet with Ken Green from Riskru to touch base on the list of items to be completed prior to the construction completion.

The board approved a survey of the west property line, extending from Rt. 303 to the rear of the property. (1411 ft.) This will show us exactly where our property line is located. We will eventually be surveying the entire perimeter of the property, once the greenspace is decided to the association by Riskru.

The Rec. center interior walls have been painted and a chair rail has been added. The walls below the chair rail are now green, which matches the countertops. Floor mats were also purchased for the kitchen and the front entryway. A chair dolly and 8 replacement chairs were purchased. We are now storing the chairs in the empty room to protect the west

wall in the main room from unneeded wear and tear. Thanks to the rec. center committee for doing a great job. The furniture will be replaced but that is on hold for now.

We will be updating our Rules and Regulations after the vote on the amendments. We will be clarifying some items in order to keep peace and quiet in our neighborhood.

The board approved top seeding and repairing the bare spots in the lawns throughout the development, including areas along the sidewalks. This will be completed in the fall when the current drought condition changes.

Suggested locations for additional visitor parking pads were given to Riskru for the new construction area.

The green Hickory Ridge sign at the front was repaired and repainted. The bottom of the sign will have our web-site address once the construction is complete.

### Parking Reminder

On street parking is prohibited by city law. We have private roads that are not wide enough to support both parking and emergency vehicle clearance. Use visitor's parking areas.



The Rec. Center parking lot is for the use of those renting the center or using the pool or tennis courts.

This past weekend, several residents' cars were parked in the lot all weekend while those attending events at the rec. center were parked in the grass and drive-ways.

Cars parked in the street or parked illegally in the rec. center lot will be towed without notice. Parking overnight in the rec. center lot will result in a \$50 fine.

## 2008 BOARD MEETINGS

September 9  
October 14  
November 11  
December 9

Board Meetings: Tues. at 6:30.  
Owners may attend board meetings by giving prior notice to Young's Management at: (330) 297-1696

## THE BOTTOM LINE



Checking.....	\$6,347
Reserves.....	\$180,752
<b>Total .....</b>	<b>\$187,099</b>

Monthly financial statements are available to all owners by calling Young's Property Mgmt.

Our condolences go out to Verne Kochte on the loss of his wife, Ille and to Shelly Shantic on the loss of her father, Mike.

### Trash Can Tip:

Put stick-on numbers or write your address in magic marker in the lid or on the side of your trash can and recycle bins. Then it can be returned if it blows away,

## PLEASE!

Do not throw bags of "doggie-do" on the top of the rec. center dumpster.

Dispose of all animal waste in your own trash can.



This is just common sense!

# Community Corner

## Social Committee Update

### BBQ Chicken & Ribs Dinner

Saturday October 4 6 p.m.

#### Menu includes:

½ Slab of Ribs and Chicken

Baked Potato

Corn on the Cob

Baked Beans

Cole Slaw

Dessert

Pop, Water and Coffee

\$15 per person

This is a catered event, so RSVP's and money deadline is 9/28/08. Call Gloria Hido at (330) 422-0010 to respond.

### Bingo

Friday, Sept. 12

7 p.m.

### Better to be Safe than Sorry

Exterior changes to the outside appearance of your home, including changing landscaping, patios, storm doors, mulch, etc. must be approved by the Design Review Committee prior to any changes being made. As some residents have found out the hard way—it is up to the discretion of the board to officially ok changes, and a few have had to be “un-done.”

### Reminder: Please water your trees and shrubs.

All it takes is a trickle of water from your hose for about a half hour to adequately water trees and shrubs. This needs to be done on a weekly or twice weekly basis as long as we are experiencing drought conditions.

### Adopt a Tree

If you have an empty mulch circle in your yard, you may plant a tree there if you wish. Just call Young's Mgmt. first to check on the appropriate tree for the area.

Hickory Ridge Website:

[www.hickoryridgeohio.net](http://www.hickoryridgeohio.net)



Our website was updated with some beautiful photos of areas of Hickory Ridge taken by Susan Kahn, one of our residents.

We now have several properties for sale by association members listed on the website. Submit your sale info to be posted free of charge.

Look for the pictures posted from some recent community activities as well as an event calendar.

## Know your Association

(NewsUSA)

Today, more than 50 million Americans live in about 250,000 homeowner-governed neighborhoods - from small homeowners associations to large condominiums and cooperatives. Thousands more are formed every year.

According to Community Associations Institute, three features set associations apart from other neighborhoods:

First, you share ownership of common land and have access to facilities, such as swimming pools, that often are not affordable any other way.

Second, you automatically become a member of a community association and must abide by covenants, conditions and restrictions.

The third feature is that you will pay a regular fee, often monthly, that is used for upkeep of the common areas and other services and amenities such as pools and tennis courts.

Many community associations offer services and amenities that most Americans cannot afford on their own—swimming pools, tennis courts,

lakes and ponds, even golf courses. These communities also provide some degree of protection against neighborhood degradation and deterioration—cars on cinder blocks, dilapidated homes or yards that are not maintained.

But with all of their advantages, community associations also face complicated issues, none more common than the challenge of balancing the best interests of the community as a whole with the preferences of individual residents. Issues often arise because of unrealistic expectations, misinformation and misunderstanding.

Like any endeavor involving people, community association living is not utopia. Community associations are not unlike any human enterprise. Judgments are subjective and subject to change. Decisions are not always met with unanimous approval. Mistakes are made.

As you ponder your own expectations, remember that some personalities are not suited for community association living. Some people bristle when faced with rules and regulations that must be enforced to maintain established community standards.

Before you buy a home in a community association, ask yourself if you're likely to have buyer's remorse the first time you run up against a rule you don't like.

Be sure to ask the most important questions:

Is it the right kind of community for you and your family?

Does it fit your lifestyle and sense of community?

Does it provide the amenities you want—a pool, recreational opportunities, attractive common areas and proximity to schools?

It is a good investment?

Finally, once you're in your home, make the decision to get involved in your community. Attend board meetings, serve on a committee or even seek a seat on the association board.

It's your community, your investment and your home!

# Etc., Etc., Etc....

## Right and Wrong

The other day, my wife and I got into some petty argument. (I say it was petty. She would say it was Armageddon). As is our nature, neither of us would admit the possibility that we might be in error.

To her credit, she finally said, "Look, I'll tell you what. I'll admit I'm wrong if you admit I was right."

"Fine," I said.

She took a deep breath, looked me in the eye and said, "I'm wrong."

I grinned and replied, "You're right."

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## Swimming with the Sharks

I was talking on the phone with my son, who was stationed in Hawaii with the Air Force. He was explaining how the troops were learning to scuba-dive.

"We used the buddy system," he said, "and occasionally dived into shark-infested waters."

Listening on the extension, my daughter asked, "What do you do if you see a shark?"

My son said, "Swim faster than my buddy."

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## City That Never Sleeps

Our family was dazzled by the sights and the bustling crowds during a visit to Manhattan. I remarked to my eleven-year-old daughter, "This truly is the city that never sleeps."

In response, she said, "That's probably because there's a Starbucks on every corner."

## Living in Heaven

An old miser at last goes to his reward and presents himself at the Pearly Gates. St. Peter greets him with appropriate solemnity and escorts him to his new abode. Walking past numerous elegant mansions, they finally arrive at a dilapidated shack at the end of the street.

The miser, much taken aback, begins, "Why do I get a rundown shack when all of the others have fine mansions?"

"Well, sir, we did the best we could with the money you sent us."

## Disney Spells

"Doc, when I got up this morning, I put on a pair of white gloves and started calling my wife Minnie. Then on the way to work, I couldn't help singing, 'Hi Ho, Hi Ho, it's off to work I go.' And when I got there, I started calling everyone Happy, Grumpy, Dopey and so on. What's the matter with me?"

"That's easy. You're having Disney spells."

## Losing Weight

Two women are commiserating about their inability to lose weight.

"No matter how much I exercise, I'm still an apple shape."

"And the flab on my thighs seems to have moved in to stay, even though I work out every day."

"It's true. The lard works in mysterious ways."

## Water rate drop approved for Streetsboro Seniors

Streetsboro -- Seniors will soon be saving 10 percent off their water bill, after City Council unanimously approved the discount July 28.

"We plan to offer the same discount and qualifications as the county does," Mayor Tom Wagner said.

Since some seniors in the city are hooked into Portage County waterlines and receive a 10-percent discount on their water bills through the county water department, Wagner said he believes a discount for seniors who use city water would make water billing fair for all seniors in the community.

Wagner said he hopes to have the discount on water bills by next month.

To qualify, Wagner said a home owner must meet the qualifications of the state's Homestead Tax Exemption, which requires the home served to be the owner's primary residence. The ordinance states the discount would apply to couples who co-own a home if at least one of them is 65 or older.

Properties who want to sign up for the Homestead tax can call (330) 297-3570 or 297-3571 to request an application form.

## NOW AVAILABLE FROM "MY HOMEMADE COOKIES"

### EUROPEAN KOLACKY

Different from your traditional kolacky. It is an old established European Cream Cheese tart or form of cookie. They are not rich—excellent for all your special gatherings.

Filled with your choice of Apricot, Blueberry, Cherry, Strawberry or Poppyseed



\$6.95 a Dozen each flavor.

Pies, cakes and all your favorite cookies still available

Call Shelly Shantic  
9235 Hickory Ridge Drive  
Phone (330) 422-1513

May your troubles be less, your blessings more and may nothing but happiness come through your door.

--Unknown

Be master of your petty annoyances and conserve your energies for the big, worthwhile things. It isn't the mountain ahead that wears you out, it's the grain of sand in your shoe.

--Robert Service



## School is starting soon

Obey the Speed Limit and watch out for our kids.