



BOARD "BUZZ"

General Meeting Notes

Hickory Ridge 2009 Board of Directors:

- **Shirley Mainello**
President
- **Julie DeFratis**
Vice President
- **Eileen Fitzsimmons**
Secretary
- **Jessica Parker**
Treasurer
- **Sandi Chudzinski**
At Large
- **Lisa Jagielo**
At Large
Rec. Center Coord.
- **Ron Good**
At Large

The association held its annual meeting on March 10 at the Rec. Center.

The main purpose of the annual meeting is the election of new board directors. The second purpose is to review last year with all owners and to provide information on pending issues in 2009.

Jim Anderson, the outgoing board president conducted the meeting with the help of Harold Young.

The projects that are on the agenda for 2009 include

fence and deck cleaning and sealing in the areas on the left side of Hickory Ridge before the circle, Hickory Hill, Hickory Grove and Sweetnut Ct. ranches; exterior painting (see page 2;) spring site review by the board and Mgmt. Co.; trees and shrub replacement; enlarging the mulch circles around the larger trees; replacing the drain covers in the pool due to a new State law and washing the exteriors to clean up the mildew. (The exact washing process is still to be decided; washing and

painting will be each owners responsibility. Our volume washing costs are \$90-\$165.)

Congratulations to the 3 Board Directors who were elected for 3 year terms at the meeting:

-Julie DeFratis
9267 Hickory Ridge Dr.

-Ron Good
654 Sweetnut Ct.

-Shirley Mainello
705 Gold Leaf Ct.

A big **THANK-YOU** to **Jim Anderson** and **Nick Ciofani** for all their time & efforts the past 3 years as Board Members.

Builder's Warranty Issues a Meeting Topic

One big topic of discussion at the meeting was the warranty issues remaining as the construction winds down. If you have interior or exterior warranty work still to be completed, send Riskru a registered letter with your issues.

The road still needs fixed by the asphalt contractor. Riskru has promised to work with the contractor to have it completed.

The landscaping definitely needs work in all areas from Gold Leaf to Sweetnut. Deciding how much

upgrading to address will be on the board's future agenda.

Additional trees and visitor parking areas are still a major issue that we are constantly address with Riskru. The Board will wait until the builder completes their part before deciding where to allocate association funds since these are all fairly costly projects.

The main cables were not installed underground for the Sweetnut area. Time Warner has run cables across the yards. These

cables need to be buried by TWC when it's warmer.

New Pool passes will be issued this year. Those not filling out the form at the meeting will receive one by mail.

Painting lines on the visitors parking areas was suggested to define the spaces.

Reminder: You must call Young's Mgm't. before having a satellite dish installed. They are to be placed in the mulch; they are not permitted to be attached to the fences.

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Our Bottom Line \$\$\$\$

As of 1/31/09

Replacement Reserves

\$134,700

Start-up Reserves

(Rainy Day Fund)

\$36,753

Checking

\$27,538

Total Assets

\$220,933

Our Reserves are fully funded.

Board Briefs

The Board met at the Rec. Center in December, January & February. Present at all meetings were Jim Anderson, Lisa Jagielo, Sandi Chudzinski, Nick Ciofani, and Jessica Parker. Shirley Mainello was absent in January; Eileen Fitzsimmons was absent in February.

The builder has agreed to repair the asphalt where the water is ponding, but the cold weather in November prevented work from being

completed. The contractor will return in the spring to finish the project.

During end of season maintenance to the pool equipment, Hastings discovered that the pool heater stopped working. The Board authorized the replacement of the heater to be completed before Memorial Day weekend.

The board approved renovative winter pruning for the front half of the

property to extend the life of our shrubbery. This was completed in mid-February.

Washing the exteriors of the buildings to clean up the mildew and the construction dirt was discussed. The costs by building type potentially will be as follows:

\$90 ranch
\$90 inside townhouse
\$135 end townhouse
\$165 end w/extra room

General Meeting (con't.)

The landscaping company is also the snowplowing contractor. The landscaper is responsible for all repairs to the plowing lawn damage. Repairs and reseeded will be completed by May 15.

Board members are going door to door to acquire votes from owners who have not voted on the roof and siding maintenance amendment. We need additional votes in order for the amendment

to pass or fail. The plant and shrubbery maintenance amendment has failed. Please remember that these votes are NOT OPTIONAL.

The vehicle on the traffic circle does have the right of way. Stop signs or yield signs were suggested.

There are many doors & trim that need painted. Letters will be sent later this spring to any owner whose home need paint repairs with

specific color names and numbers. This is the owners' responsibility. We will also have a painting contractor who will paint for those who request it. A volume price will be negotiated.

The walking path between Wilcox Park and Seneca Ponds may actually happen. Stay tuned for official word.

The low bridge over the flood prone area on Rt. 303 was submitted to the state as a "stimulus plan" project.



Want to Know Your Property Value?

There is a website online that is a property value estimator.

Go to www.chase.com to the center of the page below **Personal Lending**, click on the word "mortgages" and it takes you to the page **Chase Home Mortgage**. Look

for the blue box that says **Chase Home Value Estimator**.

Click on the box and it takes you to a page with a map of the United States that has a space at the top to type in your address. The map zooms in on your home location

and gives you their estimated value.

The satellite photos are not totally up to date, but the home values are eye opening.

For a cool picture, click on "Birds-Eye" view at the top of the box to get an closer aerial view.

Legal Corner

No Exterior Changes Without Prior Board Approval and Dog Owners Must Follow HOA Rules

Q. Do I need board approval to change some-thing on the outside like windows or storm doors?

A. YES! In an Ohio Appellate Court decision, the authority of the board to regulate exterior modifications was upheld. An owner of a home in a Parma Heights association experienced a "tremendous problem with cold air" and "things freezing up." The owner removed the single-pane windows and installed Thermopane glass. The owner failed to obtain prior written approval from the board for the modification as required by the association's declaration. The association brought an injunctive lawsuit seeking removal of the Thermopane glass. The owner defended by raising issues of selective enforcement and lack of reasonable guidelines for change. The Appellate Court stated that "an owner should not be permitted to act in derogation of a

Declaration" and that the **installation "clearly violated both the Declaration and Ohio law."** The Court ordered "installation of windows which conform to the original scheme." **All owners would be wise to obtain written prior approval from the board prior to making any exterior modifications.**

Recent Successes

Recently, our HOA attorneys of Kaman & Cusimano have:

***Successfully argued that an owner must remove her pit bulls as a result of violations of the association's rules mandating immediate clean up after pets.**

Facts: An owner at an association had two pit bulls and **failed to immediately clean up after the dogs.**

Kaman & Cusimano initiated litigation and was successful in **having the dogs permanently removed from the property.**

The owner must pay more than \$3,900.00 for the association's costs and attorneys' fees.

***Successfully argued that an owner's failure to properly restrain and leash her dog and allowing it to run loose on the property constituted a nuisance warranting a removal of the dog.**

Facts: An association received numerous complaints from concerned residents regarding an owner who **repeatedly allowed her dog to escape from her unit and run outside unleashed.**

Kaman & Cusimano, on behalf of the association, sued the owner and argued that the rules and regulations adopted by the board required owners to be responsible for and properly restrain their pets and **obtained a court order requiring the owner to remove the dog.**

Kaman & Cusimano also obtained an Order from the court awarding the association \$2,150.00 in attorneys' fees and costs.



**Earth Day
Every Day**

Social Committee Upcoming Events

The Social Committee is doing a terrific job of offering a good mixture of new activities as well as proven favorites. The attendance has been growing for each event. We welcome all residents, especially new owners and also those who have not participated in one of our entertaining evenings.

BINGO is the first Friday of every Month until May 1 and then resumes Sept. 4 after summer. (7 p.m.)

BUNCO is the 3rd Monday of each month until May 18, then again starting Sept. 21 at 7 p.m.

PASTA DINNER is April 18 6 p.m. This is one of our most popular dinners. Watch for flyers near the mailboxes or call Gloria at (330) 422-0010 for more information.

EARTH DAY at Hickory Ridge is **April 25** 10 a.m. at the Rec. Center parking lot.

Our second annual clean up day is an opportunity to make Hickory Ridge look great and help maintain our property values during these uncertain financial times. Hopefully the construction will be completely finished

by then and we will also be able to clean up the new area of the property once and for all!

Pizza will be served afterwards compliments of the Social Committee.

SUMMER PICNIC June 27

Details still being put together but you won't want to miss this, as it is our best attended event.



**Social Activity
Highlights:**
Pasta Dinner
April 18 6 p.m.
EarthDay
Cleanup
April 25 10 am
Summer Picnic
June 27
(save the date)

HICKORY RIDGE HOMEOWNERS' ASSOCIATION

c/o Young's Property Management

6885 Red Brush Rd.
Ravenna, OH 44266

(330) 297-1696

We're on the Web!

See us at:

hickoryridgeohio.net

Eileen Fitzsimmons

Board Buzz Editor

fitzeileen@gmail.com

Wanted: Editor for Newsletter

This is my last **Board Buzz** due to personal time constraints. Contact any board member to volunteer.

Lisa Jagielo

Rec. Center Coordinator
(330) 968-4311

Social Committee:

Sandi Chudzinski, Kim Christensen, Judy Christensen, Betty Gruska, Gloria Hido, Paul Kaiser, Carol Nemeth, Donna Walker, Cheryl Martin, Tom Spreitzer, George Gruska.

Volunteers needed!
Call (330) 626-5451

The Lighter Side of Hickory Ridge

Doing the Laundry

At Spring Break, a freshman brought a semester's worth of dirty laundry home to wash. Soon after stepping into the laundry room, he shouted to his mom, "What setting do I use on the washing machine?" "It depends. What does it say on your shirt?"

"Texas A & M."

Lesson

A minister told his congregation, "Next week I plan to preach about the sin of lying. To help you understand my sermon, I want you all to read Mark 17."

The following Sunday, as he prepared to deliver his sermon, the minister asked for a show of hands. He

wanted to know how many had read Mark 17. Every hand went up. The minister smiled and said, "Mark has only sixteen chapters. I will now proceed with my sermon on the sin of lying."

Pick One

A young Italian man excitedly tells his mother he's fallen in love and is going to get married. He says, "Just for fun, Ma, I'm going to bring over three women and you try and guess which one I'm going to marry."

The mother agrees. The next day, he brings three beautiful women into the house. They all sit down on the couch and chat for awhile.

"Okay, Ma, guess which one I'm going to marry."

"The one on the right."

"That's amazing, Ma. You're right. How did you know?"

"I don't like her."

Today's Quotes

He who guards his lips guards his soul.

--Proverbs 13:3

The truest greatness lies in being kind, the truest wisdom in a happy mind.

--Unknown

Life is too short to wake up with regrets. So, love the people who treat you right. Forget about the ones who don't. Believe everything happens for a reason. If you get a second chance, grab it with both hands. If it changes your life, let it. Nobody said life would be easy, they just promised it would be worth it.

--Unknown

Support your neighbors...

Can Do Services

We are available to help with:

- Pet care (Visits, Walks)
- Pet Waste Clean-up
- Errands (Shopping, etc.)
- Organizing
- House-sitting
- Miscellaneous projects

[By appointment only]

Call Kim or Judy

330-221-5686

Affordable rates!

Board Meeting Schedule

- April 14
- May 12
- June 9
- July 17
- August 11
- September 15
- October 13
- November 10



MY HOMEMADE COOKIES

We make yummy..

Butter Cut-out Cookies

**Nut and Poppy Seed Rolls
Pecan Tarts**

Bundt Cakes, Pies

Decorated Cup Cakes

8" Cheese Cakes

and more...

We make cookie or pastry trays too.

My Homemade Cookies

9235 Hickory Ridge Dr.

Phone for more info (330) 422-1513

