

Feb. 2008

Board of Directors

Eileen Fitzsimmons President 701 Gold Leaf Ct.

Ken Gresko Vice President 9340 Hickory Ridge Dr

Sandi Chudzinski Secretary 9243 Hickory Ridge Dr.

Nick Ciofani Treasurer 713 Gold Leaf Ct.

Jim Anderson 681 Hickory Grove Ct.

Lisa Jagielo 9222 Hickory Ridge Dr.

Shirley Mainello 713 Gold Leaf Ct

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

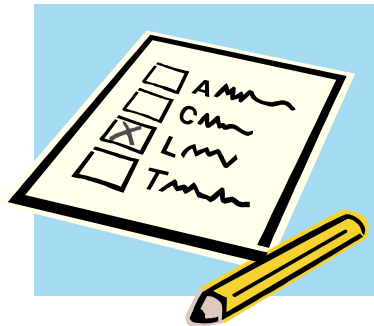
Social Committee: Sandi Chudzinski, Betty Gruska, Kim & Judy Christensen, Vickie Maher, Gloria Hido, Paul Kaiser. Volunteers Needed! Call (330) 626-5451

Newsletter Editor Eileen Fitzsimmons fitzeileen@gmail.com

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

Hickory Ridge Annual Meeting

Wed. March, 12 6:45 p.m. Hickory Ridge Rec. Center



Have a voice in your Association by mailing your proxy, attending the annual meeting, and serving on the Board of Directors.

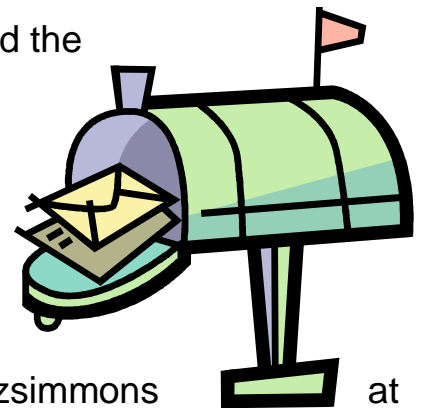
A legal meeting and election of the one open Board seat requires a quorum of those attending in person or by proxy. Every owner MUST return their proxy even if you are planning to attend the meeting.

This is VERY Important!

If you send in your proxy, and then attend the meeting, we will return your proxy. If you aren't able to attend, we will have your proxy for a quorum, which is legally required.

Have your name on the ballot for the Board election by calling Young's Management (330) 297-1696, Sandi Chudzinski (330) 626-5451 or Eileen Fitzsimmons (330) 626-9585 or email fitzeileen@gmail.com.

Nominations will also be taken from the floor the night of the meeting.



The result of the vote by owners concerning the potential transfer of responsibility to the HOA for outdoor maintenance to units and the subsequent \$29 monthly maintenance fee will also be discussed.

Board Briefs...



January Board Meetings

The Board had 2 meetings the first week of January. They met on January 8 for their regular meeting. Present were Eileen Fitzsimmons, Ken Gresko, Jim Anderson, Sandi Chudzinski, Lisa Jagielo, Shirley Mainello, and Harold Young. The Board also held a special meeting on Sat. January 12 to review the Rules and Information Handbook for updates needing to be made.

There was no further update on the builder's punch list, but Harold felt that it was due to the cold weather that work on the list was not progressing. Ground was broken on Sweetnut Ct. for the last townhouse building. There is one ranch building remaining before the construction is (finally) complete. We still do not have information on the performance bond on file with the city.

The one remaining contract for 2008 that remains incomplete is the pool management contract. Hastings submitted a contract with a slight increase, mainly due to the increase in the minimum wage. The Board also asked for a second bid, and Harold did meet with the owner of "The Pool Doctor," but a bid has not been received to date. The Hastings contract has a discount for an early approval.

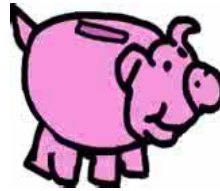
New pool passes will be issued for 2008. Each homeowner's address will be printed on the front of the new card-format pool pass. New pool registration forms will be sent to every owner with the general meeting notice. Please mail the registration to Young's Mgmt. with your proxy or with your next fees check.

A new pass will be mailed to each owner who has registered for 2008. Passes will not be available at the pool this year. You must carry identification with you to the pool so your pass can be verified.

After several months of paperwork by State Farm Insurance, the Board and Management Company are now bonded.

A list of misc. maintenance issues needing attention at the rec. center was completed. A rec. center committee is being formed to give recommendation to the Board on needed upgrades and replacements. The building is now approx. 9 years old, and does need some face lifting. We are asking those who use it frequently to please volunteer for the committee—we need your first hand knowledge! Please email Eileen Fitzsimmons at fitzeileen@gmail.com or call Young's Mgmt. (330) 297-1696. A meeting will be held in February.

OUR BOTTOM LINE



Checking.....	\$1,130
Reserves.....	\$176,950
Total	\$178,080

Our financial position continues to be very solid. A year end financial statement was sent to all homeowners in January. We banked \$37,763 in reserves for 2007. Monthly financial statements are available to all owners by calling Young's Property Mgmt.



Prez Sez...

If you have never been involved on the Board of Directors, please consider submitting your name for the open board seat! Every resident should serve on the board—it is a good way to help steer policy and to have a voice in the association.

We are on the final stretch of the new construction, and will soon be able to clean up the property & add some finishing touches, such as upgraded street signs, maybe some park benches, etc. We will finally be able to put our stamp on the property's appearance. So now is the perfect time to guide Hickory Ridge into the future!

I will be stepping down from the Board presidency after the March meeting. I will continue to serve on the Board and continue **Board Buzz** if the new board wants it. I am very involved with the city's Greenspace Committee, and want focus my time and effort in that direction. The involvement with the city is a direct result of my being the Board President; I might never have set foot in City Hall if it hadn't been for Aurora Plastics and Hickory Ridge. I never in my wildest dreams thought I would be a tree hugger, but I have come to appreciate even wetlands!

I wanted to take this opportunity to thank everyone for your support the past 4 years. This can be a very thankless job; the complaints & negativity come with the territory. But the best and most rewarding part of the job has been meeting so many great people. The best thing about Hickory Ridge is YOU, our residents, and my friends and neighbors!

Eileen

Community Corner

UPCOMING EVENTS

Pasta Dinner

Saturday March 8
6 p.m. at the Rec. Center
Dinner includes:

- Pasta (several choices)
- Salad
- Garlic Bread
- Dessert
- Beverage



\$5.00 per person
Bingo & 50/50 after dinner

Meet Your Neighbor!

Coffee and Donuts
Wed. April 12
9-11 a.m.
Rec. Center
Compliments of the Social Committee!



BINGO

7:00 P.M. Rec. Center
Feb. 1 (Fri.)
March 8 (after the Pasta Dinner)
April 4 (Fri.)
May 2 (Fri.)
Friends Welcome

My Homemade Cookies

Cookies, Cakes, Pies

Valentines Cookies!

Michele Shantic

(330) 422-1513

24 hours notice-call for info



The Social Committee is looking for ladies interested in getting together and playing Bunco!

"What is Bunco??"

It is a game of chance, a dice game, a Social Event, a lot of fun!"

What is Bunco?

bun-co also bun-ko (bung' ko)
n. pl. bun-cos, also bun-kos

1. A swindle in which an unsuspecting person is cheated; a confidence game.
2. A parlor game played in teams with three dice.
3. A winning throw in the above game; three of a kind of a specified number.

The Social committee is looking for more players to help them form a Bunco group. 8-12 players are needed to make the game fun and interesting.

If it gets going, they will play on Monday evenings, or another night that everyone chooses.

If you are interested in trying out this game, please call Sandi Chudzinski (330) 626-5451.

Lisa Jagielo

9222 Hickory Ridge
Rec. Center Coordinator

Lisa's NEW Phone
(330) 968-4311

Portage County Environmental Conservation Benefit Dinner

Where: American Legion Hall, 1945 Mogadore Road, Kent

When/\$: Saturday, April 12, 2008, 6:00 pm, \$30.00 per person

Contact: Eileen Fitzsimmons (330) 626-9585 to purchase tickets or to donate items for silent auction

Dinner and Silent Auction benefiting Citizens for Portage Park District.



Evening will include dinner, appetizers made from local products, entertainment, and the silent auction.

A message from Kevin Grimm, information officer for the Streetsboro Fire Department:

On-street parking is strictly prohibited in Hickory Ridge due to the width of the street. There must be enough clearance for the city's largest emergency vehicle to pass with sufficient clearance on each side. Vehicles will be immediately towed without prior warning.



2008 BOARD MEETINGS

- February 12*
- March 4
- Gen. Meeting Wed. March 12
- April 8*
- May 13
- June 10*
- July 8
- August 12*
- September 10
- 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.

News and Info

Please Keep Hickory Ridge Beautiful!

Please--pick up any newspapers still lying in your driveway on Monday and put them in your trash. You walk right by it when you put your trash on the curb!

Speaking of trash--It must not be put out on Sunday or on Monday morning; the rules say it can be put out after 6 p.m. on Monday, but during daylight savings time, it may be put out before dusk Monday afternoon. On windy days, weigh down loose items in the bin. If your trash does blow around, it is your responsibility to pick it up. We do not have outdoor maintenance to do it for you.

Elderly or handicapped residents who have difficulty with this can call J & J Refuse, and they will pick up your trash at your garage door for a nominal fee. The city also has a free trash pickup program.

If you are the person(s) littering the property with Pepsi and Miller Light cans out every night, the Streetsboro Police are on the verge of allowing us to submit fingerprints for an ID.

If you are the resident who drives on the lawn beside the front driveway and thru the traffic circle: the "Stonehenge-like" display is because of you!

Every (other) resident is watching to catch you in the act. We have a lot more pride in our property than you obviously do.

If you are identified, you will pay for the turf repair, the stone moving cost and a city fine of \$450. (\$1,000+)

Accomplishing the impossible means only that the boss will add it to your regular duties.

--Doug Larson

Pet Owner Reminder



Pets must be on a leash at all times.

You must immediately clean up after your pet.

Because storm water runoff is an important environmental concern, and Streetsboro is not yet in compliance with EPA regulations, the entire city will be under close scrutiny this year, with pressure to improve water run-off quality.

Hickory Ridge could easily be fined \$10,000 or more due to the amount of dog waste on the property, especially in proximity to wetlands which drain directly into Tinkers Creek, the main tributary of the Cuyahoga River.

Any fines will result in an increase in fees next year, since we are budgeted exactly to our reserve study.

This means that unless we know whose animals' waste is being left on the lawns and wetland areas so that we can get it stopped, and get our property cleaned up and under control, our fees could very well increase as a result of a few residents' laziness.

The Board asks you report any pet and their owners who you see who are not following this important rule.

(This also applies to cats, too!)



Collection Procedure

A Review of the association collection procedure and how it affects late payments:

Maintenance fees are actually due the 1st of the month. If it is received even one day later than the grace period, (say, Jan. 16th) you will be charged \$25 late fee.

If you get a late notice from Young's Management, you owe the late fee. If you do not pay the late fee by the end of Jan. and just send in your regular \$119.50 for Feb., \$25 of your \$119.50 pays your late fee, so you are now short \$25 from your Feb. payment, and will be charged a \$25 late fee for Feb.



If you don't pay the \$50 (\$25 short + \$25 late fee) by the end of Feb., your \$119.50 for March goes to pay those fees first. Then you will be \$50 short in March, and be charged a late fee on the amount not paid.

This is the payment schedule that is in our governing documents—the Code of Regulations.

The moral of the story??
Mail by the 1st of the month to ensure your payment is received on time.

I am still determined to be cheerful and happy in whatever situation I may be. For I have also learned from experience that the greater part of our happiness or misery depends upon our dispositions and not upon our circumstances.

--Martha Washington

Etc., Etc., Etc....

Relationship Advice

When I was a twenty something college student, I became quite friendly with my study partner, a 64 year-old man, who had returned to school to finish his degree. He confessed, with a wink, that he had once thought more than friendship might be a possibility between us.

"So, what changed your mind?" I asked him.

"I went to my doctor and asked if he thought a 40-year age difference between a man and woman was insurmountable. He looked at my chart and said, 'You're interested in someone who's 104?!'"

The Followers

Timmy was a five-year-old boy. When he started Kindergarten, his mother was concerned about him walking to school alone. She started walking him to school, but one day, Timmy said, "None of the big boys have their mom walking them to school. I want to be like them."

His mother was prepared with a plan. She asked a neighbor, Mrs. Goodnest, to follow her son surreptitiously to school, at a distance where he would not likely notice, but close enough to keep a watch on him.

Mrs. Goodnest said, "Sure! I'm up early with my toddler Marcy and it'll be a good way for us to get some exercise."

The next school day, the neighbor and her daughter set out behind Timmy as he walked to school with another boy. She did this for the whole week. As the boys walked and chatted, kicking stones and

twigs, Timmy's friend noticed the lady following them. Finally, he asked Timmy, "Have you noticed that lady following us? Do you know her?"

Timmy nonchalantly replied, "Yeah, I know who she is."

"Well, who is she?"

"Shirley Goodnest."

"Who the heck is she and why is she following us?"

"Well, my mom worries about me a lot and every night, she makes me say the 23 Psalm. And the Psalm says, 'Shirley Goodnest and Marcy shall follow me all the days of my life,' so I guess I'll just have to get used to it."

DON'T LAUGH 'TIL YOU FIND OUT YOUR NEW NAME!

(Thanks to Michele Shantic for this laughter!)

We all need a little stress-reliever! This only takes a minute.

Sometimes when you have a stressful day or week, you need some silliness to break up the day. If we are honest, we have a lot more stressful days than not. Here is your dose of humor...

Follow the instructions to find your new name. (The following is excerpted from a children's book, *Captain Underpants And the Perilous Plot Professor Poopypants*, by Dave Pilkey, in which the evil Professor forces everyone to assume new names.)

So:-

1. Use the third letter of your first name to determine your New first name:

- a = snickle
- b = doombah

- c = goober
- d = cheesey
- e = crusty
- f = greasy
- g = dumbo
- h = farcus
- I = dorky
- j = doofus
- k = funky
- l = boobie
- m = sleezy
- n = sloopy
- o = fluffy
- p = stinky
- q = slimy
- r = dorfus
- s = snooty
- t = tootsie
- u = dipsy
- v = sneezy
- w = liver
- x = skippy
- y = dinky
- z = zippy

2. Use the second letter of your last name to determine the first half of your new

last name:

- a = dippin
- b = feather
- c = batty
- d = burger
- e = chicken
- f = barffy
- g = lizard
- h = waffle
- i = farkle
- j = monkey
- k = flippin
- l = fricken
- m = bubble
- n = rhino
- o = potty
- p = hamster
- q = buckle
- r = gizzard
- s = lickin
- t = snickle
- u = chuckle
- v = pickle
- w = lickin
- x = dingle
- y = gorilla
- z = girdle

3. Use the third letter of your last name to determine the second half of your new

last name:

- a = butt

- b = boob
- c = face
- d = nose
- e = hump
- f = breath
- g = pants
- h = shorts
- i = lips
- j = honker
- k = head
- l = tush
- m = chunks
- n = dunkin
- o = brains
- p = biscuits
- q = toes
- r = doodle
- s = fanny
- t = sniffer
- u = sprinkles
- v = frack
- w = squirt
- x = humperdinck
- y = hiney
- z = juice

Thus, for example, George W. Bush's new name is: Fluffy Chucklefanny.

And remember that children laugh an average of 146 times a day; adults laugh an average of 4 times a day.

Put more laughter in your day!

I don't know the key to success, but the key to failure is trying to please everybody.

--Bill Cosby

.....

A positive attitude may not solve all your problems, but it will annoy enough people to make it worth the effort.

Herm Albright