

# NEWSLETTER

## Woods On Seldom Seen – Phase III

### SPRING & SUMMER ARE NICE - WEEDS AND TALL GRASS...NOT SO MUCH

It's always great when spring and warm weather arrive. The neighborhood looks great this time of year. Unfortunately, it also means we have to work a little more to keep it looking that way. Please keep that in mind as you enjoy the months of summer and fall. Our neighborhood approved the amendment of our Deed and Covenants Restrictions (D&C's) in December of 2010. We would like to thank everyone for their support and contributions to finally have this achievement behind us. It shows the importance and commitment to keeping our community looking great. The D&C's define how property should be maintained, general restrictions on uses, and actions requiring approval and how to do it. The document can be found on the Association website. Please take the time to become familiar with the document. The Association is now working on improving our documentation and procedures. We hope this will help us to function more effectively and efficiently. The documentation will also be helpful to homeowners, and ease the transition as new volunteers and Directors take on responsibilities.

---

### NEWS FROM THE FRONT

The Association maintains the front entrance to our neighborhood at Rutherford Road. We also cut the grass along Rutherford Road. As the

homeowners are aware, there is no common area in our neighborhood. We provide this limited maintenance for the entrance using easement rights granted by the homeowners. The winter was tough on the front entrance feature again this past year. Larger portions of the retaining wall fell over the winter. The wall was also struck by a vehicle this spring. We continue to restack the wall in an attempt to maintain and minimize expenses. The landscape lighting was also repaired again. We have an agreement with More Time For You LLC to cut the grass and maintain the front entrance. This includes pulling weeds every other week in order to proactively keep it looking nice through the summer months. We hope to evaluate again the feasibility of a redesign and/or overhaul of the front entrance. If you see anything requiring attention with the front entrance, please be sure to let us know.

---

### MAILBOX STAIN

Stain for mailboxes in the neighborhood is available through the HOA upon request. Please request the stain by sending an email to [Lickovid@stifel.com](mailto:Lickovid@stifel.com). The stain will be provided in the order requested. In an attempt to accommodate everyone, please intend to pick up and return the stain on the same day as you intend to use it as this will allow for a timely turn around for everyone.

---

# THE ASSOCIATION IS LOOKING FOR VOLUNTEERS!

### DIRECTORS/OFFICER POSITIONS:

The current directors are Will Aldrich, Dave Lickovitch, and Cyndi Dawson. John Newcomer serves at the Association Secretary and manages our website. Dave Lickovitch also serves as the Treasurer. We are always looking for volunteers who would like to serve. We meet quarterly and can always use some help.

### SOCIAL FUNCTIONS:

Our budget includes social functions for the neighborhood. We are looking for people to help plan and organize a few events each year.

### ARCHITECTURAL REVIEW COMMITTEE:

The purpose of this committee is to give consent for new construction and/or changes to existing improvements or dwellings. You do not need to be an Architect and this committee only meets if there is something to approve. The term is one year. It is comprised of the Directors of the Association and four other members either appointed or elected at our annual meeting. Potential projects for this committee are;

- Mailbox Staining
- Drafting Design Guidelines
- Street sign post replacement



## DRAINAGE MAINTENANCE

It is important that each lot owner maintain their portion of the drainage course and keep the same functioning and free from debris and obstructions

of any kind. Some helpful practices in maintaining your drainage include: 1) keep the original, length, width and depth of the ditch; 2) remove sediment/soil buildup; 3) leave cultivated grass and plants on the side slopes if possible to inhibit erosion; 4) remove isolated obstructions, such as accumulated debris, beaver dams, or trees; 5) remove plants that obstruct the flow of water and cause backup or obstruction of the purpose of the drainage, such as cattails, bushes, tall ornamental grass clumps, etc.; and 6) do not alter the drainage flow with mounds or alteration of the drainage plat.

## COMPLAINT AND RULE ENFORCEMENT PROCEDURE

In order to affect an orderly process in the management of the association and to maintain the community, an enforcement procedure will be adopted by the Board. The enforcement procedure covers all items contained in the Amended Declaration of Covenants and Restrictions. As we are a neighborhood community it is intended that all efforts should be made to resolve any difficulties between owners/neighbors by the parties involved. If these efforts are unsuccessful, then the complaint procedure may be employed. Any owner may report a violation or infraction to a member of the Board by a written report of facts. These forms will be available on the website or from a Board member. Any verbal concern is welcomed; however owners must confirm their complaint in writing for action to be taken by the Association regarding the concern. At a minimum, complaints should include the information requested on the approved form, including the signature of the complaining lot owner. If the Board decides to take action, a First Notice of Violation letter will be sent to the lot owner requesting that the issue be appropriately resolved. If not timely resolved a Second and Third Notice may be sent or the Board may decide to seek legal intervention regarding the issue at any time. Regarding a violation, the lot owner may also be liable for assessments, costs and/or fines provided by the Declaration of Covenants and Restrictions.



## TREASURER'S UPDATE

Throughout the existence of our HOA, our HOA has achieved great support from our members and we have been fortunate to experience consistent and predicible expenses over this period as well. Over this past year we have managed to keep our expenses in line with prior years (adjusted for inflation) without incurring any significant expenses beyond our budget presented and approved last August. Our 2010-2011 budget was voted on and approved at our HOA meeting in August 2010. The 2011-2012 (proposed) budget will be presented for approval at our upcoming HOA in August. Our annual dues are expected to remain at \$275.

Over this past year, our HOA voted on and approved our Amended and Restated Declaration of Covenants and Restrictions; and Bylaws. With this expense now behind us, we can now look forward as to how best to allocate our financial resources. As an association, we can take into consideration recommendations for improvements or projects that have been suggested such as new street signs or addressing the front entrance.

In keeping with past policy, all financial statements (past and proposed) may be found under the "financial" tab on [www.wssiii.com](http://www.wssiii.com). The proposed budget for the 2011-2012 will be posted prior to our annual meeting which will be held in August 2011. Notice of that meeting will be forthcoming.

A new policy will be in place this year addressing the process of collection of our HOA dues. In accordance with the provisions of Covenants and Restrictions, the HOA has adopted a policy regarding the timely collection of HOA dues. In recent years, the ability to collect dues in a reasonable time frame from a few homeowners has become more challenging and time consuming. Please take a moment to review this policy which may be found in the next section of this newsletter.

As a courtesy for our new members to become familiar with our financial history, a short re-cap of our financial history is presented below:

### 2003-2004

Association controlled by Developer (Paul Phillips). Homeowners meet with Developer on numerous occasions. Developer promises financial assistance to complete front entrance if homeowners agree to take over control of Association. The amount of financial assistance promised by developer is called into question due to the large degree of unfinished work at Rutherford Road entrance. On December 30, 2003, association meeting (Developer controlled) is called to elect new Trustees. Homeowners refuse to assume control of association upon learning of a complete reversal of promised financial assistance by developer Paul Phillips.

### 2004-2005

Association control was assumed by homeowners upon determination that other options are limited. Initial Operating Budget (\$275 dues) was passed with one time "Special Assessment" (\$296) to address front entrance and legal documents. Association disputes funds set aside for WSSIII by developer. Developer files lawsuit against Association (see "Epilogue" in the Spring 2005 newsletter on WSSIII.com for details).

Upon settlement of dispute with developer, the Rutherford front entrance is completed as per original plans submitted to Liberty Township by developer. Electric, irrigation, street boring, and plantings cost are bundled thereby saving funds. Lighting was also installed for the amount budgeted for prior items.

### 2005-2006

No major capital expenditures were incurred. Expenditure items were consistent with budget. Expenditures for legal work associated with the process of updating and restating D & C Restrictions and Bylaws. Budgeted current year funds were used as well as escrowed funds from prior year budget.

### 2006-2007

Our cash reserves not expected to be used for near term expenditures and continued to be in an interest bearing savings account.

**2007-2008**

No major capital expenditures were incurred. Vandalism to lighting at front entrance of approximately \$900.

Recovery of these costs assessed in dues as one time charge. Cash reserves continued to be in interest bearing savings account.

**2008-2009**

No major capital expenditures were incurred. Cash reserves continued to be in interest bearing savings account.

**2009-2010**

Expenditures for legal work on our Amended and Restated Declaration of Covenants and Restrictions/Bylaws. Cash reserves continued to be in interest bearing savings account

---

## WSSIII ASSESSMENT COLLECTION POLICY

[Please refer to Article X, Section 7 of WSSIII Amended and Revised Restrictions and Covenants on WSSIII.com](#)

**30 Days from Invoice or Assessment:**

- The HOA to provide an e-mail notification indicating payment has not been received and is due. Acknowledgment of receipt of email will be requested.
- Inquiry of special circumstances regarding **non**-payment will be made and documented.
- Extension of payment due date may be given under special circumstances pending written/email request.

**60 Days from Date of Invoice or Assessment (30 Days Past Due):**

- E-mail and US Mail late notices will be sent by HOA.
- Notification of pending assessment of **\$25 late fee** at 60 days past due will be in late notice.

**90 Days from Date of Invoice or Assessment (60 Day Past Due):**

- A **\$25 late fee** will be assessed to lot owner by invoice.
- Notification of possible further actions including interest charges and liens as provided for by Article X, Section 7 of our Amended and Revised Restrictions and Covenants will be included on late fee invoice.

**180 Days from Date of Invoice or Assessment (150 Days Past Due):**

- The HOA may pursue other remedies in accordance with provisions in Article X, Section 7 of our Amended and Revised Restrictions and Covenants.
- 



## EASY STRAWBERRY FRUIT SMOOTHIE

Try a summer strawberry smoothie. A strawberry smoothie will taste best if you use fresh strawberries instead of frozen ones. If frozen strawberries are all you have, it is better to add some sort of sweetener like sugar or ice cream. You may add ingredients to strawberry smoothies. Adding milk will give the strawberry smoothies a liquid feel. Vanilla or strawberry ice cream provides sweetness and a creamy form. Yogurt will provide a light sweetness that combines well with the natural sweetness of strawberries. You also may add different fruits as well.

**Creamy Strawberry Smoothie Recipe**

Ingredients:

6 large strawberries

½ cup of your favorite yogurt

½ cup vanilla or strawberry ice cream  
 ½ cup of whole milk

**Directions:**

Blend strawberries and milk together until strawberries are well blended. Then add ice cream and yogurt and whip for just a little so that smoothie remains thick.

### Slushy Strawberry Smoothie Recipe

**Ingredients:**

4 large strawberries  
 1 tsp of sugar  
 ½ cup of whole milk  
 1 cup of ice cubes

**Directions:**

Blend strawberries with milk on low speed till smooth. Then, add ice cubes and blend on high. Finally, add sugar and blend on high speed for about 1 minute. The texture should be slushy and smooth.

- Mid to late June is an excellent time to take softwood cuttings of shrubs to start new plants. Some shrubs which can be propagated in this way are spirea, lilac and viburnum.
- The best time to harvest most herbs is just before flowering, when the leaves contain the maximum essential oils.
- As many homeowners face the loss of trees (especially Ash trees), a wonderful resource for locating and purchasing trees suitable for our area is [www.arborday.org](http://www.arborday.org). If you join the organization with a starting low membership fee of \$10.00, you may receive up to 10 trees free. With a membership you also receive substantial discounts in their tree store.




---

## GARDEN NOTES

If you have helpful garden and lawn maintenance suggestions that you would like to share with other homeowners, please submit them and we may be able to incorporate them in future newsletters.

- Early summer is the time to pinch back your mums. Pruning the new growth by a half inch encourages branching, keeps tall mums more compact and produces a greater number of flowers. You can repeat the pruning 3-4 weeks later and then leave the plants alone to form buds for late summer and fall blooming.
- Mulch new plantings with a 3-4 inch layer. Mulch helps retain moisture and keep weeds out of the bed. It also keeps rain splatters off of foliage, helping to keep the plants disease free. To discourage pests from around your plants, keep the mulch a few inches away from the plant base.
- Remove old flower heads from annual bedding plants to keep them blooming.
- Spring flowering shrubs such as spirea, viburnum, lilac and forsythia should be pruned as soon as they are done blooming.

---

## YOUNG ENTREPRENEURS

Using the newsletter and website, we would like to design a section to highlight Woods of Seldom Seen III's industrious youth and provide them a spotlight in which to advertise their services. The HOA is not referring or recommending any young entrepreneur, but merely providing an opportunity to share information with homeowners. If you are under 20 and in school full-time then you may submit a listing. Email to: [cldwsno3@yahoo.com](mailto:cldwsno3@yahoo.com). Specify Young Entrepreneurs in the subject line. To remove your listing please contact me at the same email. The listing may include the following: your name, age, contact phone number, services, and related experience. An example is as follows:

Joe Smith  
 13  
 740.881.0000  
 Collect mail, water plants, walk dogs, yard work,  
 babysitting ages 5-9

---

---

## POND OWNERS' REQUEST FOR VOLUNTARY DONATIONS

Lot owners, who have responsibility for their pond, would appreciate any voluntary donations to the maintenance of their pond. Please contact Keith Conard, if you would like to make a donation to their pond.

---