

Woods On Seldom Seen – Phase III Association Newsletter

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Word from the President

By: President Andrew Barrett

We are in the process of updating our directory. We will be sending a request to each of you to make sure we have the current and correct information. Some of you wish to use multiple email addresses for Association communication. Some wish to use their business email address while others do not. Also we have included children's names and birth year and would like to update this as well. Any suggestions for the directory are welcome.

Have you noticed....

...what beautiful sunsets we have!



The Social Corner “TAILGATE MIXER”

We are in the planning stages for a social event for the association on November 11th, the day of the OSU – Northwestern football game. Tentative plans look like this:

We will all meet at the Simplified Wines store about an hour and a half before game time. (Game time is yet to be determined perhaps 3 PM) Simplified will set up tables in the parking lot and grill brats and chicken to our taste. They will also provide cheese and wine sampling (wine will be at the individual's cost).

At game time (TBD) we can move into the Parkway Pub to watch the Ohio State vs. Northwestern game. Kids are welcome at the cookout but may not be permitted inside the Pub.

Covenants & Restrictions

STATUS REPORT

Amendments to

Declaration of Covenants and Restrictions

Proposed changes to the existing Declaration of Covenants and Restrictions were discussed at the Association meeting held on June 3, 2006. After discussion, it was agreed not to vote on them. Since that time, the Association Officers have met and developed a process to collect additional changes. An overview of the process is as follows:

- A worksheet will be provided to each member (household) to gather suggested changes and a brief justification for the change. The purpose of the worksheet is to facilitate the gathering and summarizing of suggestions by sections of the current document. Members will be given 60 days to complete and return. The worksheet will include the major changes many homeowners suggested at the June 3, 2006 meeting.
 1. Membership must vote and approval of Annual Fiscal Budget
 2. Membership must vote/approve the creation and changes to "Design Guidelines" referenced in proposed document
 3. Procedures of Compliant Process addressing: (i.e. Verbal / Written Notice, Time to respond)
 4. Procedures for Progressive Enforcement to dealing with violation of Deed Restrictions.
- After receiving all proposed changes, all changes/justifications will be summarized by section into a single document.
- The summary of changes will be distributed to all members for review.
- A meeting will be held to review, discuss, and agree on which changes should be made. The approved changes will be incorporated into an amended Declaration of Covenants and Restrictions document.
- The amended Declaration of Covenants and Restrictions including all changes approved by members will be distributed for final review and a meeting will be called to vote on the new document.

At the end of the process we will have a document the majority of homeowners agree to be in the best interest of our community.

Financial Records & Document Requests

By: Will Aldrich

“An Open Book”

The Association documents and financial records belong to members. All financial records have been and will continue to be present at every Association meeting. Staying consistent with policy discussed at the 2005-2006 budget meeting, we will utilize the website to share Financial Statements and Proposed/Approved Budgets. We prefer not to email documents to members that may contain financial or personal information. These documents are not for public distribution or viewing and we ask members of our Association not to distribute any password protected information on our website to the public as a courtesy to all members and to protect our collective interest as an Association.

Our current Code of Regulations (Bylaws) Section 5.04 states:

- “The Treasurer.... shall keep or cause to be kept under his/her supervision correct and complete books and records of account specifying the receipts and expenditures of the Association, together with records showing the allocation, distribution and collection of the assessments, fees, revenues and expenses among and from the members, *shall hold the same open for inspection and examination by the Board and the Members, and shall present abstracts of the same at annual meetings of the Members or at any other meeting when requested.* “

Realizing the members may wish to review other documents in addition to simply inspecting records as our current bylaws require, we have developed a Document Request/Inspection Procedure. This will provide a guideline of how the process should work. In addition, it will document the status of requests and provide an acceptable timeframe of fulfillment. The procedure is as follows:

Procedure/Guidelines for Inspection and Request of Documentation of WSSIII

- Requests must be in writing. Email is unreliable and therefore not acceptable.
- All requests for documents or record inspection are to be delivered or mailed to the Association Secretary.
- The Secretary or designated officer will acknowledge the receipt of the request in writing within one week of receipt.

- Requests for documents will be fulfilled within two weeks of receipt of the request. A charge for the copying of documents is permissible but the requestor must be notified in advance prior to incurring the charge.
- Due to the coordination of schedules, physical inspect of records will be scheduled within two weeks of receipt of the request but may take more than two weeks to fulfill.

By providing records via the Association website and establishing guidelines to request documents or inspection, all members will have access to everything they need to understand the operation and history of our association.

Front Entrance / Landscape

By: Jeff Boll

Fall is upon us and we plan to hire a Landscaping Company to clean out any weeds, dead plants and thin out the existing landscape to accommodate areas for seasonal color. In addition, we will be evaluating the existing stone walls which are beginning to lean and may need major repair in the Spring. The existing stucco and stone wall with the monument signage is also cracking in some areas.

In addition, we are in the process of hiring a professional Landscape Designer to prepare recommendations and plans for improving the overall appearance of the Rutherford Rd. landscape easement. Money was appropriated in last year's budget which remains to fund this study. We will also seek their professional input for other landscape items such as: the reworking of the metal guardrails to a more natural material, creating uniform street signage, and the potential for monument signs at our other entrances. The results of this study including recommendations and cost estimates will be presented to the Homeowners to determine what scope of work we may choose to implement in the future.

Treasurer's Update

By: Dave Lickovitch

At our August 26, 2006 budget meeting, our members voted to approve the 2006-2007 Fiscal Operating Budget by an almost unanimous vote. With 17 homeowner's present, only one member voted against adoption of the budget. As state in our Bylaws, 67% of the members present at the meeting must vote to approve the budget for it to be adopted.

Our annual dues remain at \$275. The officers continue to believe that we can maintain annual dues at this level barring any unforeseen major issues that would cause us to deplete our reserves. Our dues, relative to other associations, continue to be reasonable on a comparison basis. As of the late September, a majority

of the dues have been collect and we anticipate 100% as in the past 3 years.

As presented, the Operating Budget has stayed consistent year over year with respect to budgeted line items. We have seen slight increases in the costs relating to items such as insurance, legal, and website maintenance. On balance, other than anticipated cost of living adjustments, the budget has stayed predictable and we anticipate this process continuing to be manageable over time.

Over the last three years, we have addressed a number of issues which have presented challenges to us financially. In order for our new members to keep up to date with our financial history, a short re-cap of our financial history is presented below:

2003-2004

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

2004-2005

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

Upon settlement of dispute with developer, 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 installed for the amount budget for prior items.

2005-2006

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

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