

## Neighborhood Newsletter – June 2025

Hi everyone,

We hope you're enjoying summer! Starting now, we'll include this newsletter with each bi-annual billing so every resident gets at least two updates a year. For faster updates, please **join our Facebook group** just make sure to answer all the questions so we know you're the actual homeowner (we get a surprising number of fake requests). **Please complete the attached form with your contact information and return it by mail or email.** This information will be used solely for communication purposes with residents. Providing your contact details will help us ensure faster and more efficient communication. Next tentative board meeting dates 8/13/2025 & 11/12/2025. Please email the board if you are interested in attending. Board meetings will be held at 15024 Treevalley Dr at 6pm on those dates. If we get enough interest, then the location will change and we will send out mailers notifying everyone of the change.

Here's what's going on:

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### 1. Dog Waste Issue

We've had repeated problems with dog waste being left on lawns sometimes even bagged and left behind. If you're doing this, please stop.

One resident captured a photo of someone in the act, which allowed us to follow up with a letter to said household. That's the only instance where we had enough evidence to take action.

If you see it happen:

- Go out & **Kindly** remind the person to take the waste home
- Snap a photo/video of the person and the dog poop in the lawn
- Check your ring cameras
- Email it to the board

Let's all help keep our neighborhood clean and respectful for everyone.

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## 2. Broken-Down Vehicles

Some residents have raised concerns about idle or broken-down vehicles. Please remove, repair, or store them in a garage by the **end of August**. After that, the board will follow up, and **finances will be issued under Solon Township Ordinance Chapter 5, Section 3**.

Under this ordinance:

- Vehicles can't be left outside in an inoperable state for more than 48 hours
- Fines range from **\$100–\$500 for a first offense** and **\$500–\$1,000 for repeat offenses**
- Each day counts as a separate violation

Thanks for helping keep our neighborhood clean and in compliance.

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## 3. General House Upkeep

Some homes are starting to look a bit worn. Mossy siding, etc. No formal complaints, but please take a quick look around your property.

A little maintenance (mowing, power washing, etc.) goes a long way. If you're interested in bundling services for a group discount, let us know. If you need a power washer, ask a neighbor or post something in our Facebook group.

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## 4. HOA Rate Increase Coming

Our road is 26 years old and needs long-term rebuilding and more frequent maintenance in the meantime.

- **Rates will increase in 2026**
- We're working on final figures that'll have as small an impact as possible while still reaching the funding levels needed. Rates will be announced by the end of this year.
- We recognize this is going to be concerning for some. We are doing our best to consult with everyone and find ways to raise the money we will need while not straining families too much.

Join upcoming board meetings if you'd like to weigh in.

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## 5. Board Elections

We're streamlining our election process.

- Email the board by **end of September** if you'd like to run
- Current board members must reapply too

This helps us plan ahead and ensures all seats are filled.

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## 6. Improvements & Transparency

We're working to make things easier and clearer for everyone. Here's what's been done so far:

- Added PayPal for dues
- Clarified rules at board level for better application
- Started Road project planning
- Adding signs at both entrances
- Set five board meeting dates in advance
- Launched this newsletter
- Online board meetings in the works

Next up: **Website updates** and posting historical documents for easier access.

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## 7. Volunteers Needed

We're looking for **3–4 residents** to help with light tasks from time to time:

- Repaint speed bumps
- Maintain entrance landscaping
- Clear blocked drains
- Trim brush near the 18 Mile entrance

Nothing hard just small jobs that make a big impact. If you're willing to pitch in, let the board know!

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Thanks for staying engaged and helping make our community a great place to live.

— **Your HOA Board**