

St. James Wood

Vol 30 Issue 1 Property Owners' Association Newsletter • www.stjameswood.com • April 2017

Dear St. James Wood Property Owners,

This year the POA has plans for continued improvement to the landscape of the entrances, cul de sac islands and the park. We have no plans for new major projects to the St James Wood common grounds. We completed all of the irrigation projects two years ago and we have most of the islands turned around and are working on making sure they are all properly and regularly maintained. This effort is reflected in the increase of the Landscape line of the budget on the next page. We have increased spending in this area each of the past 4 years and for the first time this increase has meant that we had to reduce other line items on the budget below where we would like to keep them. We can still cover all of the events that normally come up. Any unexpected major events will be covered with our common area improvements reserve funds.

In the future we will have to increase the annual dues. We will seek input from property owners this year to see which path the homeowners would like to pursue. For example: Is a single sizable increase preferred? That way we don't have to increase it again for another 10 years, or would regular smaller increases to keep pace with inflation be preferred? Please share your thoughts on our website portal via "contact us." send an email to us or a letter to our PO Box. You can call one of us to discuss as well, however it is much easier for the trustees to review as a group if your input is sent in writing.

Please use our website for information regarding leaf pick-up, Sylvania Township News, major road construction project updates, and to check if your dues are paid as well as download next years invoice and verify where to mail payment. We are finding that if we keep the info on the website current it is one of the best means of communication. If you are looking for deed restrictions & other documents they are usually found in the "file library". (Sometimes you have to dig deep in the menu, but it's all there)

Best wishes for 2017 and thanks for your continued support,

SJWPOA Board of Trustees



ATTENTION ST JAMES WOOD HOMEOWNERS

-APRIL 10TH IS THE START OF BRUSH PICK-UP-

Sylvania Township will **not** provide a pickup if you miss this opportunity.

For more info please contact the Sylvania Township Road Department.

St. James Wood Budget

INCOME

	<u>Budget 2017</u>	
BEGINNING CASH		\$ 9,556.03
DUES INCOME	\$ 38,250.00	
OTHER INCOME	\$ 300.00	\$ 38,550.00

EXPENSE REGULAR

GENERAL REPAIRS	\$ 1,000.00	
OFFICE SUPPLIES/WEB HOSTING	\$ 750.00	
LEGAL/ACCOUNTING	\$ 2,500.00	
BOOKEEPING SERVICES	\$ 3,200.00	
LANDSCAPING	\$ 18,400.00	
ELECTRIC	\$ 1,100.00	
WATER	\$ 6,700.00	
INSURANCE	\$ 3,600.00	
NEWSLETTER/POSTAGE	\$ 1,100.00	
MISC EXPENSE	\$ 200.00	\$ (38,550.00)

CASH EXCLUDING PROJECTS \$ 9,556.03

EXPENSE MAJOR PROJECTS

COMMON AREA IMPROVEMENTS Budget 2017 \$ (9,556.03)

GRAND TOTAL \$ -

SYLVANIA TOWNSHIP NEWS - ROAD DEPARTMENT

Sylvania Township Road Department will be resurfacing many streets in St James this year. Be aware and keep the street clear for them so that they can get in done as well and smoothly as possible.

Brush Pick-up:

For brush pickup please keep your brush and leaves separated. Look at the Sylvania Township website to see when they will be picking up in our area. Put items at the curb shortly before the posted dates so that we don't have leaves and brush in the streets all year.

These pick-ups are intended to pickup the normal fallen debris from the fall and winter.

Exterior Remodeling & Painting:

Please send us your plans if you are remodeling the exterior of your home. It's so much easier for everyone if you keep the colors consistent with the deed restrictions. Copies of deed restrictions can be found on our website in the file library.

Garbage:

Please remember to put your garbage out no earlier than 7pm the night before pick-up and bring them in promptly afterwards. Travelling?? Ask your neighbors to help. It's better for everyone to not give signs that a home might be vacant. Help each other.

MAILBOXES:

Only rustic cedar mailboxes are allowed. If you need a new mailbox here are three places to call:

Carter Lumber : 419-531-5387

Customized Mailboxes (John Szparka): 419-885-4072

Rentner Lumber: 419-841-2576

[-stjameswood.com-](http://stjameswood.com)

KEY DATES 2017

Annual Meeting

MAY 23, 2017

7pm to 8:30pm

@ WESTGATE CHAPEL in the Family Life Center.

Park near the East entrance and enter though the front door . We have had it in the Gym in the past. Last year we moved the room.

ANNUAL GARAGE SALE

MAY 19—20, 2017

Please take advantage & register online to be put on the map.

-SJW TRUSTEES -

Andy Walsh: 419-841-7264

Tom Adam: 734-309-9051

Mike Gory: 419-841-0578

Terri Warren:

Paul Kruse:

Kara Curran:

Jeremy Zenz:

For specific issues, please contact the appropriate trustee:

Annual Dues: Andy Walsh

Deed Restriction: Tom Adam –Mike Gory

St. James Wood POA
PO Box 351263
Toledo, OH 43635

Spring is Here!

With spring here please be mindful of your neighbors. Remember to watch for children playing outside everywhere you drive but especially on Regents Park & Shooters Hill. There a lot of active children outdoors now.



Regional trails are used for commuting as well as recreation, fitness and enjoying nature. Special permits are available for after hours commuting.

Visit our website at <http://stjameswood.com> for more information and a link to the application form. For more info, contact Keith Webb at keith@WeAreTraffic.org

-stjameswood.com-