

# St. James Wood

Vol 31 Issue 1 Property Owners' Association Newsletter • [www.stjameswood.com](http://www.stjameswood.com) • Aug. 2018

Dear St. James Wood Property Owners,

In the future we have a planned replacement schedule for the structures on our common grounds. The playground equipment in the park was replaced in 2012 and the next items on the list are the entrances. We plan to redesign all neighborhood entranceways to create a modern and consistent appearance which includes new stone, lighting, and signage as well as fix aging sidewalks along the park. This is necessary in order to stay consistent with surrounding neighborhoods as well as maintain an updated look that will continue to improve property values. As it stands, annual dues have not been raised in over ten years and will need to increase to cover inflation. Last year we asked if people wanted to do a significant increase to be able to accelerate the rate of updating and avoid having to raise dues again for another 10 years. The final tally of the vote was 246 yes and 244 votes no and 275 households did not respond. This was not enough yes votes to pass that proposed increase last fall. We expect that we will need to increase the dues to \$70.00 in the next 2 years. Dues have not been increased since 2007, and the increase will still keep us below area neighborhoods. Watch future newsletters for further information in the coming months.

## LEAF PICK-UP

The first cycle starts the 3rd Monday in October. The last cycle will start on November 30th.

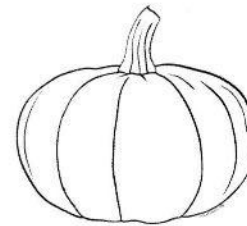
Any questions

Please call Sylvania Township

(419) 882-0031

Change your clocks 1 hour back

November 4<sup>th</sup>



As time gets closer watch our website to give your input on design proposals. The entryway on McCord and Regents Park will be updated similar to this picture as well as additional marquees off of the Bancroft entrances. Due to the age of the marquees, the brick and mortar are in need of replacement or repair.

Sylvania Township will **not** provide a pickup outside of specific times. For more info please contact the Sylvania Township Road Department.

# St. James Wood

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## BE PREPARED WHEN INCLEMENT WEATHER ARRIVES

It is the responsibility of homeowners to keep sidewalks shoveled and salted when the snow and ice arrive.

## DEED RESTRICTION:

Copies of deed restrictions can be found on our website in the file "library".

## PROMOTE YOUR BUSINESS:

Send us two lines (no graphics/logos) to promote your business for all 2018 SJWPOA newsletters. Get the word out! Send \$50 and your information to: SJWPOA; P.O. Box 351263, Toledo, OH, 43635. Make checks payable to: SJWPOA



## SJWPOA Dues Invoice

Invoices will be sent in November or December for the 2019 dues.

2018 Dues were due at the beginning of 2018. If you did not pay before March 1 you also owe the \$25 late fee. Check yourself on the web. Send payment to:

SJWPOA—C/O Village Tax Svc.  
5660 Southwyck BLVD Unit 220  
Toledo OH 43614

## Thank You & Please keep it up!

To all of the property owners that take GREAT care of your homes and yards THANKS! It is amazing how many people take such great care of their real estate. If we all make an effort it collectively makes our values go up.

Welcome new homeowners to St James Wood!

We hope that you enjoy living in Sylvania Township and take advantage that all it offers. Please take a few minutes and visit our website below and dig deep into the file libraries to find our code of regulations, deed restrictions and annual invoices and old newsletters.

-stjameswood.com-

## SYLVANIA TOWNSHIP NEWS - ROAD DEPARTMENT

### Leaf Pick-up: STARTS AFTER OCTOBER 3rd, 2018

Please remove all brush and leaves from the street until after Oct. 3. These items can be recycled at two locations nearby:

1.) Clean Wood Recycling, 419-843-9663,  
6505 West Bancroft Street, between  
Interstate I-475 and McCord Road.

2.) A&J Landscape, 419-842-8733,  
8061 Sylvania Avenue, between  
King Road and Centennial.

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.

<http://www.sylvaniatownship.com/roads/services/>

### 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](#).

### 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

## KEY DATES 2018

### Annual Meeting

September 25, 2018

7pm to 8:30pm

@ WESTGATE CHAPEL in the Gym.

We have moved the room from last year.

### 2018 Household Pickup

September 10, 2018

The Household Pickup service is limited to the following items:

Bikes

Books / Paper – must be bundled

Carpeting, cut and rolled no longer than 5 feet

Containers / Drums – must be empty

Appliances, without refrigerants

Furniture, mattress & box springs (legs over 12" separated)

Miscellaneous (non-hazardous) loose material placed in a disposal container.

Toys

Do not mix with brush or leaves. Removal of all other items is NOT provided with this service.

### 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.

Garbage cans are to be kept inside the garage and out of site from the road except during pick-up hours.

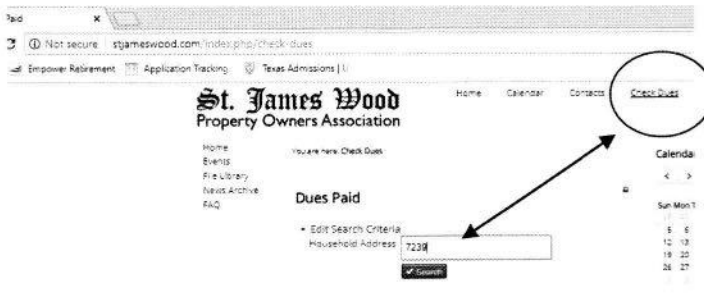
St. James Wood POA  
PO Box 351263  
Toledo, OH 43635

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## Are your DUES PAID?

You can check online at : [stjameswood.com](http://stjameswood.com)  
Enter your house number in the search box.



Accounts with unpaid DUES after Sept. 15, 2018 will be subject to a LIEN being placed. At that point the cost to bring the account current will rise to above \$300. Pay your dues soon to avoid the extra charges.

## Yard Upkeep

Properties that have been neglected and the lawn has grown to more than 8 inches tall can be reported to the Sylvania township zoning dept. Normally action is taken quickly. Information can be found on the web:

<http://www.sylvaniatownship.com/zoning/zoning-contact/>

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