

St. James Wood

Vol 26 Issue 1 Property Owners' Association Newsletter • www.stjameswood.com • Winter 2014



Happy New Year



Happy New Year St. James Wood Property Owners,

With 2013 behind us we are looking forward to another year of continued work on the common grounds of St. James Wood. We welcomed the installation of sprinkler systems on 5 of the Cul-de-sacs and the continued beautification of the Park.

With the new year we are including in this newsletter your St. James Wood Neighborhood dues. Remember that each and every year we send out invoices before January 10th. The dues are \$50 and are for the full calendar year. They are due at the end of January. We ask that everyone send their checks to:

SJWPOA C/O Advanced Bookkeeping Services, 1119 Adams Street, Toledo OH, 43604

We'd like everyone to send these payments in during the month of January so that we can minimize our bookkeeping expenses. This \$50 per year is one of the lowest annual property owners' dues in Sylvania Township. This year we are going to put reminders out in the entrances and you can always download an invoice & mailing address from our website www.stjameswood.com please visit the site as we look forward to it being our main source of communication in the future.

Best wishes to all in 2014 and thanks for your continued support,

SJWPOA Board of Trustees



CHRISTMAS TREE DROP-OFF SITE

Sylvania Township will offer a FREE Christmas Tree Drop-Off site for Township residents located at the Administration Building, 4927 Holland-Sylvania Road. The drop-off site is located at the southwest corner of the parking lot inside the orange fence area. The drop-off site starts December 26, 2013 through January 13, 2014. As was last year, the Township will not provide a Christmas Tree Curb-Side pickup this year.



-SJW TRUSTEES -

Andy Walsh: 419-841-7264

Tom Adams: 419-841-5198

Steve Williams: 419-843-3306

Mike Gory: 419-841-0578

Paul Kruse: 419-517-3442

Jenny Sampson: 419-843-9995

Karen Johnson: 419-841-1924

For specific issues, please contact the appropriate trustee:

Annual Dues: Andy Walsh

Deed Restrictions: Tom Adams or

Steve Williams

St. James Wood Budget

	2013 ACTUAL	2014 BUDGET
INCOME		
	<u>Actual 2013</u>	<u>Budget 2014</u>
BEGINNING CASH	\$ 31,102.42	\$ 27,806.21
REGULAR DUES INCOME	\$ 39,388.48	\$ 38,250.00
OTHER INCOME	<u>\$ 2,602.27</u> \$ 41,990.75	<u>\$ 300.00</u> \$ 38,550.00
 EXPENSE REGULAR		
	<u>Actual 2012</u>	<u>Budget 2013</u>
GENERAL REPAIRS	\$ 807.88	\$ 3,500.00
OFFICE SUPPLIES/WEB HOSTING	\$ 459.05	\$ 350.00
LEGAL	\$ 1,765.58	\$ 4,500.00
BOOKEEPING SERVICES	\$ 3,243.23	\$ 3,500.00
LANDSCAPING	\$ 8,575.88	\$ 12,300.00
ELECTRIC	\$ 691.13	\$ 800.00
WATER	\$ 2,966.34	\$ 5,800.00
INSURANCE	\$ 2,509.00	\$ 3,000.00
NEWSLETTER	\$ 1,548.87	\$ 2,500.00
MISC EXPENSE	<u>\$ 75.00</u> \$ (22,641.96)	<u>\$ 2,000.00</u> \$ (38,250.00)
CASH EXCLUDING PROJECTS	<u>\$ 50,451.21</u>	<u>\$ 28,106.21</u>
 EXPENSE MAJOR PROJECTS		
	<u>Actual 2013</u>	<u>Budget 2014</u>
COMMON AREA IMPROVEMENTS	<u>\$ (22,645.00)</u>	<u>\$ (28,106.21)</u>
ENDING CASH	<u>\$ 27,806.21</u>	<u>\$ -</u>

St. James Wood

Property Owners Association
www.stjameswood.com

2014 ANNUAL ASSESSMENT NOTICE

January 1, 2014

Description of Charge	Amount Shown Due by March 1, 2014
2014 Annual Assessment on Your St. James Wood Property	\$ 50.00
Past Due amount Due (if any)	\$ _____
Total Payment Due to the St. James Wood Property Owners Association (SJWPOA):	\$ _____
A LATE FEE OF <u>\$25.00</u> WILL BE APPLIED TO ALL ACCOUNT BALANCES OPEN AS OF MARCH 2, 2014	

TERMS & CONDITIONS

As provided for by legally-binding covenants and Chapter 5312 of the Ohio Revised Code (ORC), the owner(s)/title holder(s) of each lot in the St. James Wood subdivision is/are responsible for paying an annual assessment to cover the costs of maintaining common elements and to pay for common expenses.

These annual assessments/dues are assessed each year on January 1st and have a standard payment term of 30 days.

Invoices are mailed out by January 15th of each year, and Property Owners may also download an invoice from the Association website. To avoid late fees and penalties, dues must be received no later than March 1, 2013 at the address shown below. Delinquent balances open on the SJWPOA books should be added to this invoice, if applicable.

A LATE FEE OF \$25.00 WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED BY THE MARCH 1, 2013 DEADLINE!

Interest at the simple interest rate of 10% per annum will be added at year's end to all unpaid balances and other penalties and fees may also be incurred.

Payment of all assessments/dues is the responsibility of the legal property owner(s)/title holder(s), regardless of the identity and/or corporate status of such and regardless of whether the property was acquired via a foreclosure action or some other legal proceeding. If you are a tenant or not the legal owner of the property at issue, please forward this invoice to the rightful owner(s)/title holder(s) immediately.

PER SECTION 5312.12 OF THE OHIO REVISED CODE AND THE SJWPOA BYLAWS, FAILURE TO PAY ALL AMOUNTS DUE AND PAYABLE WILL RESULT IN A CONTINUING LIEN BEING FILED AGAINST THE PROPERTY AT ISSUE.

Per subsection 5312.12(B)(4) of the ORC, failure to pay property assessments may result in a foreclosure action.

These statements are being sent to legal owners/title holders as indicated on the Lucas County Auditor's AREIS real estate database.

The SJWPOA, its Board of Trustees and/or its agents will NOT specially contact or negotiate with any financial institution or bill paying service regarding this matter. Payment is the sole responsibility of the property owner(s)/title holder(s).

Please call Andy Walsh, Statutory Agent, at (419) 699-5483 if you have any questions regarding this matter or the amount(s) due.

PLEASE CUT AND RETURN STUB BELOW WITH YOUR PAYMENT

Make Check Payable to: SJWPOA
Mail payment TODAY to: St. James Wood Property Owners Association (SJWPOA)
1119 Adams Street
Toledo, OH 43604

Name: _____ Check Number: _____

Street Address of Property: _____, Toledo, OH 43617

AMOUNT PAID: \$ _____ Email: _____

COMMENTS (use other side if necessary): _____

St. James Wood
P.O. Box 351263
Toledo, OH 43635

Winter is Here!

With winter here please be mindful of your neighbors. Remember to shovel your sidewalks and keep cars off street so snowplows can do their



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-