

St. James Wood

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Happy New Year



Happy New Year St. James Wood Property Owners,

During 2015 we are planning to improve lighting on entrances and install sprinkler systems on the remainder of the cul de sac islands. As we add irrigation we will also address the weeds, mulch and maintenance of the shrubs. Our goal is to have all the islands in good shape and being cared for each week by our landscape contractor. We appreciate your patience during this transition period, your island might look a little worse before it looks better. We are asking everyone to let the landscape contractor handle the mowing of these islands and please let us know if your island is not being mowed weekly so that we can take this matter up with the contractor. The contract is written that each island, the entrances and the park are mowed regularly. If it doesn't happen please call Andy @419-699-5483.

With the new year we are including in this newsletter your St. James Wood Neighborhood invoice. Remember that each and every year we send out invoices before January 10th. The dues are \$50 and are for the full calendar year. We ask that everyone send their checks to: **SJWPOA C/O Advanced Bookkeeping Services,**

7131 Spring Meadows West Dr. Suite D-3

Holland OH, 43528

Please make a note of this address since it has changed from last year due to our bookkeeper moving their office.

Best wishes to all in 2015 and thanks for your continued support,

SJWPOA Board of Trustees



ATTENTION ST JAMES WOOD HOMEOWNERS

-PLEASE DO NOT PUT CHRISTMAS TREES AT CURB-



Sylvania Township will **not** provide a Christmas Tree Curb-Side pickup. As like last year, 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**. For more info please contact the Sylvania Township Road Department.

St. James Wood Budget

	2014 ACTUAL		2015 BUDGET	
INCOME				
		Actual 2014		Budget 2015
BEGINNING CASH		\$ 26,086.47		\$ 32,204.70
REGULAR DUES INCOME	\$ 38,150.00		\$ 38,250.00	
OTHER INCOME	\$ 2,425.47	\$ 40,575.47	\$ 300.00	\$ 38,550.00
EXPENSE REGULAR	Budget 2014	Actual 2014		Budget 2015
GENERAL REPAIRS	\$ 3,500.00	\$ 2,225.00		\$ 3,000.00
OFFICE SUPPLIES/WEB HOSTING	\$ 350.00	\$ 460.48		\$ 500.00
LEGAL	\$ 4,500.00	\$ 4,301.30		\$ 4,950.00
BOOKEEPING SERVICES	\$ 3,500.00	\$ 4,017.83		\$ 3,900.00
LANDSCAPING	\$ 12,300.00	\$ 11,367.29		\$ 12,300.00
ELECTRIC	\$ 800.00	\$ 928.16		\$ 900.00
WATER	\$ 5,800.00	\$ 4,539.17		\$ 5,800.00
INSURANCE	\$ 3,000.00	\$ 2,768.00		\$ 3,000.00
NEWSLETTER	\$ 2,500.00	\$ 1,185.22		\$ 2,100.00
MISC EXPENSE	\$ 2,000.00	\$ 544.79	\$ (32,337.24)	\$ 1,800.00
				\$ (38,250.00)
CASH EXCLUDING PROJECTS		<u>\$ 34,324.70</u>		<u>\$ 32,504.70</u>
EXPENSE MAJOR PROJECTS		Actual 2014		Budget 2015
	Budget 2014			
	26,386			
COMMON AREA IMPROVEMENTS		\$ (2,120.00)		\$ (32,504.70)
GRAND TOTAL		<u>\$ 32,204.70</u>		<u>\$ -</u>

St. James Wood

Property Owners Association
www.stjameswood.com

2015 ANNUAL ASSESSMENT NOTICE

January 1, 2015

Description of Charge	Amount Shown Due by March 1, 2015
2015 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 \$25.00 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, 2015 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, 2015 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: **SJWPOA C/O Advanced Bookkeeping Services,**

7131 Spring Meadows West Dr. Suite D-3

Holland OH, 43528

Name: _____

Check Number: _____

Street Address of Property: _____, Toledo, OH 43617

AMOUNT PAID: \$ _____ Email: _____

COMMENTS (use other side if necessary): _____

SYLVANIA TOWNSHIP NEWS - ROAD DEPARTMENT SNOW REMOVAL

Sylvania Township Road Department's top priorities in a snowstorm are plowing Township roadways and clearing fire department & police station parking lots, which may require several trips along the same route.

Snow plowed from roadways may end up blocking residential driveways. We recognize the inconvenience, however due to the nature of clearing snow covered roadways; we plow snow to the curb side of the street.

To reduce the amount of snow that might block your driveway, shovel an open area along the shoulder at the entrance. Plow blades will then push snow into the area just before your driveway, leaving a much smaller amount in front of it.

Please heed the snow advisories and other warnings issued by the Township, county, or state agencies.

Be sure to buckle up and require your passengers to do the same. Below are a few tips to help you survive a snow emergency:

Prepare your car for winter. Check your car's antifreeze, oil, battery, defroster, heater, wipers, and washer fluid levels; inspect the tires to be sure there is adequate tread; check air pressure to ensure proper inflation. Use radials or chains during snow emergencies.

Take time to remove all ice and snow from your car, concentrating on the windows, wipers, mirrors and lights. To reduce the chance of snow flying off your vehicle while driving, remove snow and ice from the front grill, hood, and roof. Good visibility is essential for a safe journey. You need to see and be seen by others.

When a snow emergency is declared, make every effort to avoid driving or allow extra time to get where you are going. Keep in mind that when roadways are icy or snow covered, you should never expect to drive as you would during clear weather or on dry road surfaces.



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Should your car begin to skid, remember not to panic or slam on your brakes. Take your foot off the gas pedal and immediately steer in the direction of the skid.

Increase following distance between your vehicle and others on the road, especially snowplows. Packed snow and ice may create a smooth, glass-like surface beneath your tires, making it difficult to control your vehicle.

Remember bridges and ramps freeze first and may be especially difficult to navigate. Never pass a snowplow or salt truck, especially a plow train! Plow trains are groups of trucks that form a line across the lanes to clear snow. Operators may not see you or your car may get caught on a snow-covered plow edge. In addition, driving will be much easier if you stay at least 25 feet, or three car lengths, behind the snow emergency vehicle. Do not abandon your vehicle. The safest place to wait for help is in your car. If your car breaks down, move your vehicle as far off the roadway as possible and lift the hood. Try to leave a distress signal, such as a scarf, hanging from the window. Please remember, when you abandon your vehicle, it may be subject to towing, ticketing and/or a fine.

Remember, when shoveling snow from your driveway; create a pile away from the roadway. A good rule is to shovel to the right when facing the street. However, keep in mind that the important thing is not to shovel the snow onto an area that will simply be plowed back onto the driveway when the state, county or Township snowplows come through.

-SJW TRUSTEES -

Andy Walsh: 419-841-7264

Tom Adam: 419-841-5198

Steve Williams: 419-843-3306

Mike Gory: 419-841-0578

Paul Kruse: 419-517-3442

J Sampson: 419-843-9995

K Johnson: 419-841-1924

For specific issues, please contact the appropriate trustee:

Annual Dues: Andy Walsh

Deed Restrictions: Tom Adam or

Steve Williams

Mercy picks Sylvania Twp. for new Emergency Center 12-bed facility will be system's first in western Lucas Co.

Mercy Health System is expanding and plans to build a free-standing emergency room in Sylvania Township — its first facility in western Lucas County and one that would compete with a ProMedica hospital four miles away.

Hospital officials will announce plans today for a new 12-bed E.R. at the corner of Central Avenue and King Road that is similar to the emergency room the hospital system opened eight months ago in Perrysburg at 12621 Eckel Junction Rd.

Mercy purchased the former Central Elementary School building at the intersection for \$2.25 million late last year and received zoning approval from Sylvania Township last week to move forward with the project, said Imran Andrabi, chief operating officer and president of Mercy.

"We think this is going to be positive. It is at the crossroads of where a lot of activity is happening. We have physicians in this area but have not had a huge presence. We hope to have a lot of roots on the west side of town in Sylvania," Dr. Andrabi said.

The total cost for the proposed 18,000-square-foot facility is \$14.3 million. In addition to the 12 examination rooms, it will have a laboratory and imaging center.

King Road Rezoning

Sylvania Township trustees have approved rezoning a site in the 2700 block of King Road for the construction of a 23-house development.

The site, south of Central Avenue, is about 7 acres which currently has one unoccupied residence.

Plans for the development call for construction of a street off of King Road to the west for the houses.

George Oravec, consulting engineer for the project, told trustees that plans call for single-story, owner-occupied houses of about 2,000 Sq. Ft. He said they would be similar in style to the houses across King Road to the east.

In an earlier hearing by the Sylvania Township Zoning Commission, Mr. Oravec said the developers will be responsible for cleaning Smith Ditch along the property and placing material along its banks to retard erosion.

Both the commission and the Lucas County Plan Commission had recommended approval for the rezoning.

St. James Wood
7131 Spring Meadows West Dr. Suite D-3
Holland, OH 43528

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

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