

# St. James Wood

Vol 17 Issue 2

Property Owners' Association Newsletter

Spring 2009

## FIRST PARK CLEANUP A HUGE SUCCESS!

After three years of trying, we finally had enough volunteers come forward to clean up St James Park for the summer season! In the past only one or two people would call to sign up. This year more than 30 people turned out to perform this vital clean-up.

On a beautiful spring morning in April more than thirty adults and students showed up at 8:30 with their tools, water bottles, and tons of enthusiasm.

Three hours later, the entire developed park area had been raked clean of all leaves and windfall branches, the Yellow Tiger repaired, the basketball court swept clean, and many branches cut up and piled at the curb for the Sylvania Township Road crew to take away.

Special thanks to the following residents who signed in as volunteers and did a great job for the benefit of our community:

**Gil & Marie Lawrence**  
**Mark Mallue**  
**Sarah Rahman**  
**Tom & Betty Hartman**  
**Mike (Chainsaw) Wisniewski**  
**Venture Crew #149 including**  
**Diane, Kevin, & Erin Baughman**  
**Lucas & Amanda Kuebler**  
**Heather Ramsey**  
**Linda Wheeler**  
**Pam, Frank, Shelby, Ben & John Laws**  
**Vicki & Steve Williams**  
**Darren & Julie Morgan**  
**Chris Snyder**  
**Joe, Danielle, & Abigail Hensch**  
**Diane Virani**  
**David Retholtz**  
**Bill Kopper**

This outstanding turnout proved once again that the vast majority of St James Park residents take pride in their homes and our commonly owned property.

Every St James resident should make it a point to thank the above volunteers for this fine effort. We hope to see more of you next year for our next scheduled clean-up. In addition to seeing the park looking better than ever, the work performed so quickly by the volunteers sure saved us a bundle of money!

## SYLVANIA TWP'S SPRING LEAF AND BRUSH PICK-UP THE BEST ONE EVER!

Our elected Township Trustees and our professional management staff are to be congratulated for the fine job they did in conducting the annual Spring Cleanup Event. As you who read the Newsletter know, this year's procedure was different than the one followed in the past. This year all brush was picked up on a single day.

St James Wood residents are thanked for the role they played in this effort. Most people refrained from placing leaves on the street until the week before the actual pick up.

A few people didn't comply with the request to put small branches and brush in neat piles on the tree lawn and separate from their raked leaves.

The Community Action team of the Sylvania Township Police Department made calls on those residents who either placed tree branches in the roadway or continued to place leaves and branches in the street days and in some cases weeks after the actual collection day.

For the benefit of those who still are having trouble with the new pick-up rules, Chief Robert Metzger, head of the Police Force has written a letter to all citizens in the community. A full copy of his letter, which is very informative, is included elsewhere in this issue of the Newsletter

## PLEASE BE ADVISED THAT THE NEXT LEAF PICKUP WILL BEGIN IN MID-OCTOBER.

**Take your waste to the free Bancroft Street Recycling center!**

**For more details on this and other subjects of interest go [www.sylvaniamunicipality.com](http://www.sylvaniamunicipality.com)**

## FRIENDLY REMINDER !!

**It is against the law to leave grass clippings on the street or to sweep them down into the storm sewers. You can be fined for dumping into the storm drain system.**

## CROWD AT ANNUAL MEETING CROWD CONTINUES TO GROW!

Compared to past years we had a larger crowd at the 2009 annual meeting which was held on May 12<sup>th</sup> at the Sylvania Public Library.

As many of our residents know, the legal covenants attached to every home owner's deed call establishment of a Homeowners Association. This meeting must be held each year in the beginning of May. All homeowners are invited; however only a single vote counts for each residence.

These same covenants spell out the duties of the residents who are elect to serve for two-year terms as Trustees of the Association.

One of the key issues covered each year at the annual meeting are the finances of the Association.

This year's meeting was called to order by Trustee **Bill Kopper**, who is now beginning his twentieth year of service to the community. He began the meeting by announcing that the Annual St James Wood Garage Sale was again being sponsored by our neighboring St James Club on Bancroft Street. He thanked them on behalf of the Association for assuming this role which involves placing advertising in local papers and providing advertising signage at each entranceway.

**Kopper** also announced that this summer Sylvania Township Road crews will clean Smith Ditch from McCord Road east to the Expressway.

The need for a volunteer to develop and maintain a web site for the community was also announced.

Trustee **Steve Williams** reviewed the results of the April Spring Cleanup of St James Park. In his report, Williams asked the group to give thought to how the park might be better utilized by the entire community.

Before moving on to Old Business, the following guests were introduced:

**Michelle Torpor** whose firm **Advanced Bookkeeping Concepts** provides our accounting services. (Cont. Page 2)

**DeeDee Leidel**, Sylvania Township Trustee

**Pam Hanley**, Sylvania Township Trustee

**Chief Robert Metzger**, Sylvania Police Dept.

**Hugh Thomas**, Township Administrator

**Deputy Fire Chief Tom Eisel**, Sylvania Fire Department

In Opening the Old Business portion of the meeting, **Trustee Mike Gory, Treasurer**, presented the 2008 Financial Report which detailed all income and expenditures for the fiscal year May 1 – April 30. As each line item was covered, residents were able to question the amounts and obtain more detailed information.

**Gory** then covered the status of several 2008 Capital Improvement Projects that had been carried over to 2009. He stated that the new swing set, tire swing, and new fixtures for the baby swings had been purchased and would be installed as soon as they were delivered.

It was stated that this work was to have been accomplished during the fall of 2008 but was delayed due to the need to relocate the safety light electrical supply from the old swing set to a new pole. Toledo Edison could not provide this service so a private electrical contractor was used. When the new pole was set up, vandals that evening pushed it over where it was found leaning at a 45 degree angle to the ground. This resulted in a complete rework and a significant time delay. Then fall rains started falling and the project was delayed until Spring 2009.

**(Editors Note: As of June 1, 2009 all the new swing equipment and a new picnic table have arrived and will be installed by Barron Landscaping service who's owner Tom Curtes was kind enough to receive this heavy equipment at his loading dock and will manage the installation. When started, installation will take at least two weeks due to the work involved.)**

Trustee **Kopper** closed the Old Business Section by reporting on the status of the abandoned house on Perivale Road. This property is owned by Fannie Mae and is currently on the market at a reported \$159,000 asking price. The Association has filed a lien on the house and we hope to recover the unpaid assessment balances owed to us when and if this property sells. Due to neglect, this house is in very poor condition and doesn't seem to be attracting a crowd!

Going into New Business, **Kopper** discussed the current status of our 2009

Assessment Collection effort. Historically, we used to regularly end the collection effort with between five and ten delinquent accounts.

As of the night of the meeting, May 12, 2009, we had 20 current residents who have not paid the \$50 annual assessment due on January 1<sup>st</sup>.

Another 21 residents owe us for 2009 PLUS for previous years.

In an effort to prompt payment, a \$75 late fee was added to every 2009 delinquency.

**AS OF THE ANNUAL MEETING OUR BOOKS ARE SHOWING ACCOUNTS RECEIVABLE TOTTALLING \$6120.**

**ADDITIONALLY, ELEVEN FORMER RESIDENTS HAVE SKIPPED TOWN LEAVING BEHIND A BALANCE OF \$2200. Most of this latter amount can be considered uncollectible.**

**This presents us with a difficult task since if each of the 770 residents in St James paid their \$50 annual assessment, we would raise a total of \$38,500! That's it from the revenue side of the ledger.**

**With some \$8000 unpaid on the books, we actually will only have \$30,000 to cut all the grass, pay utility, insurance, tree service bills, etc. Increased prices and the threat of inflation make this problem somewhat scary.**

After presenting these facts a vote of confidence was sought. The residents present indicated that the trustees should take all avenues open to them to collect these delinquent fees. Failure to do so would just lead to more delinquencies. To this end, the Trustees will soon be meeting with legal counsel to formulate a plan to place liens on all delinquent properties and to pursue foreclosure action on those properties where the debt has grown to \$500-\$800. The consensus was that there was no excuse for not paying an annual assessment of \$50; especially in light of the fact that the condos on McCord Road now pay an assessment of **\$150 PER MONTH.**

The 2009 Operating Budget was presented by Treasurer **Mike Gory**. Copies were made available to all in attendance. Highlights of this budget include capital expenses for playground equipment maintenance, new park signs, and the start of an improvement program for the 22 cul de sac islands within our community. About half of these islands need significant work in the area of grass planting and shrubbery. Our goal: improve appearances, increase property values, and eliminate maintenance cost.

## VANDALISM CONTINUES TO BE A PARK PROBLEM

The local vandals have struck again. In early June an unknown individual or group spray painted satanic symbols on park equipment, a backboard, the basketball court, and on several benches. In addition, a park bench was destroyed. The yellow tiger now sports a blue and yellow paint job and will have to be refinished. Evidence of drug use has been discovered in the park.

Most disconcerting were the drug slogans and symbols painted on the park's benches.

The Sylvania Township Police have been advised of these continuing episodes of vandalism and measures are being taken to apprehend those responsible for ruining your property.

All parents are asked to discuss this issue with their older children. The pre-teen and teen age set in our midst emerges as the prime suspect in this matter. Please advise your children of the illegal nature of this destruction, that these events are being reported to the police, and that if they are apprehended in the act of destroying our property, they will be prosecuted to the fullest extent of the law.

It has been estimated that the cost of this current act of vandalism is in the vicinity of \$1000 -- at that comes right out of our collective pockets.

## EMERALD ASH BORER INSECTICIDE INFORMATION

A new, fourteen page booklet prepared jointly by professors five Big Ten schools is available to those who are concerned with this new forest problem, according to **Amy Stone**, head of The Ohio State University's Extension Office on West Bancroft Street.

This document covers results obtained through the use of several new insecticides. Some are applied in the ground, others into the trunk of the tree and a third class by spraying.

Treatment options are fully explained and the publication ends with an excellent 14-point summary.

Worried about your ash tree? Go to:

[www.emeraldashborer.info](http://www.emeraldashborer.info) to find out what can be done to protect your tree.

## WANT A FIRE PIT? HERE ARE THE RULES THAT APPLY TO BACKYARD BURNING!

With the arrival of summer, many St James residents will be spending more time in their back yards. In the past several years, open burning has become a very popular subject.

Here are the Open Burning Regulations sent to us by **Deputy Fire Chief Tom Eisel** of the Sylvania Fire Department.

The EPA and Ohio Fire Code allow some types of outdoor fires. The fires must be **CONTROLLED** and must comply with all EPA and Ohio Fire Code requirements:

**Recreational and cooking fires are allowed. The fire cannot be greater than 3 feet in diameter and the height of the fuel (wood) no higher than 2 feet.**

**Only seasoned wood may be used. Painted or treated wood, yard & garden waste, and leaves are not to be burned.**

**Fire must be constantly attended until fire is extinguished.**

**A fire extinguisher or water hose must be present and immediately available.**

**Fires should be at least 25 ft. away from a structure; 15 ft. if in an approved container.**

**Adult supervision is a must.**

## ARE YOUR WINDOWS ROTTING?

Many of the 770 homes in St James Wood were built with casement windows. One of the most popular brands used was the Caradco C200 window.

Sadly, due to construction and poor maintenance issues it is not unusual to find rot in the window frames or casings. This too often leads to replacement of one or more complete windows. Perfectly good glass is simply thrown away at a cost of hundreds (thousands) of dollars to the homeowner.

Have you considered repairing your rotting wooden windows? If so, here's a tip that you might benefit from.

## WINDOWS (Cont.)

Until the Pentagon was built at the start of World War II, the world's largest office building housed the Department of Agriculture in Washington, DC. ***This large building contained more than 10,000 wooden windows.***

Over time these windows eventually rotted. Rather than replace them, they were all rebuilt! The project took nearly ten years to complete. Here's what they did.

All wet and rotten wood was cut away back to a solid wooden point. Then the repair area was painted with a plasticizer liquid which took 24 hours to dry. At that point epoxy and a catalyst were kneaded to form a Play Dough like substance. This material was placed in the hole and with a putty knife smoothed over to match the shape of the surrounding wood. After 24 hours this material dried hard and was ready for sanding and painting.

Bottom Line: If you are inclined to putter around the house or consider yourself to be a do-it-yourselfer, there is no need to spend hundreds or thousands of dollars replacing you wooden casement windows.

Contact Abatron, Incorporated located in Kenosha, Wisconsin and inquire about their Liquid Wood & WoodEpoxy products. Call them at 1-800-445-1754 or eMail them at [www.abatron.com](http://www.abatron.com).

To date I have repaired two of my windows and still have not used more than half of the product that I bought. Total cost for all four containers was about \$135 dollars. Sure beats replacing one or more windows to fix three inches of rotted wood.

This project is so easy that a motivated ten year old who reads could master it in one setting. Just like playing with clay!

Brought to you compliments of The Editor!  
(Who loves to see people save their hard earned money!)

## HOW DOES YOUR MAILBOX LOOK?

Each year at this time the Postal Service promotes Mailbox Improvement Week. The event is designed to encourage customers on city delivery routes to examine their mailbox and where needed to improve the appearance of their mailboxes.

**St James Wood deed restrictions tell us that the only mailbox to be used in our community is a steel box enclosed in a**

**cedar house. THERE ARE NO EXCEPTIONS TO THIS RULE!**

**PLASTIC BOXES DO NOT MEET THIS REQUIREMENT AND ARE NOT PERMITTED.**

Here's what you need to do!

- Make sure your mailbox is conveniently located.
- Make sure your mailbox is neat in appearance.
- Make sure wasps cannot get into the enclosure (caulk gaps).
- Make sure your house number is preferably on both sides in 1 inch Numbers - minimum.
- Make sure the bottom of the mailbox is 3 ½ to 4 feet high off the road.
- Make sure your mailbox is painted and is not an eyesore.

## CALL JOHN IF YOU NEED A NEW MAILBOX!

**John Szparka**, a local Sylvania man is our go-to guy when you need to replace that ugly old mailbox in the front yard. He has served about ten subdivisions for years and really knows his stuff. Besides that, if you wake up one morning to find your mailbox lying in the street, John will have you back in business in a day!

Best of all, John will make and install a single liner sized mailbox, complete with an approved "Cedar House" for only \$120! Sure beats traipsing around the Big Boxes only to find they don't carry a box approved for use in St James!

EXTRAS  
Priming and Painting \$35  
Delivery and Installation 25  
Plastic Weed Eater Guard 6  
Numbers: (2-3-4 Inch)

**KEEP THIS NUMBER  
AND CALL JOHN at  
419-885-4072**

## NEW TRUSTEE JOINS SJWPOA BOARD.

St James Wood resident **Andrew Walsh** was elected to join the SJWPOA Board of Trustees at the 2009 Annual Meeting. He was elected to a two year term beginning May 1, 2009.

Andy is a Mechanical Design Engineer with Libbey Incorporated.

We welcome Andy to the Board. He has already become involved in the day to day work performed by your volunteer trustees.

Andy and his family live on Tottenham Road on the cul de sac.

In the same election, **Trustee Mike Gory** was reelected to his second term as Trustee. Mike is the Associations budgeting expert. He is employed by the Sherwin Williams Company.

Mike and his family live on Criswood.

The remaining trustees will be up for reelection at next year's annual meeting.

As stated at the Annual Meeting, the duties of the association fall into two primary categories. We serve to:

1. Enforce deed restrictions.
2. Maintain our common property which includes the 7 Acre St James Wood Park, 17 cul de sac islands, and five main entrances.

In performing their duties, trustees do collect annual assessments, strictly enforce the deed restrictions that apply to each lot, contract for maintenance work, account for every dollar collected and spent to name just a few of the duties and set policy in certain areas specified in the covenants.

Trustees are not policemen, do not settle disputes between neighbors, deal with barking dogs, garage bands, or boom boxes, pick up dead animals, or fix streetlights.

The precise duties of a Trustee is spelled out in the covenants attached to your deed. We adhere to these writings strictly and do not act unless it is clear that we have legal authority to do so.

Residents are reminded that our deed restrictions have withstood testing in

the Lucas County Court of Common Pleas, our assessment process is legal and has been enforced for three decades and the deed restrictions apply to each property whether is owner occupied or a rental property.

## HELP WANTED

### Web Site Developer

We need someone with current skills to set up, maintain, and manage the St James Web Site.

### Park Committee Volunteers

People are needed to meet at the Park one Saturday morning per month to perform clean up and other types of improvement activity.

### Landscape/Horticulture Experts

We could use some help in the above fields in order to assist in enlarging the Oak Openings Demonstration Garden, improving the prehistoric sand dune in the Park, and developing a tree planting and replacement plan for the park.

### Audit Committee

Three people with financial backgrounds are needed to assist in the annual audit of the SJPOA books.

## **IF YOU ARE INTERESTED IN GETTING INVOLVED CALL**

### ST JAMES WOOD TRUSTEES

**Andy Walsh 419-841-7264**

**Steve Williams 419-843-3306**

**Mike Gory 419-841-0578**

**Bill Kopper 419-841-5353**

**THANKS TO THE FOLKS AT THE ST JAMES CLUB FOR SPONSORING OUR GARAGE SALE LAST MONTH!**

## COMING EVENT!

## FREE CLASSIFIED ADVERTISING IN THE ST JAMES WOOD NEWSLETTER!

**Starting with the next edition of the St James Wood Newsletter you can place a free, three line ad in the newsletter.**

**So, if you have something in the way of household goods, baby sitting services, yard work, etc. etc. to offer, you can now advertise it FREE as long as you are a resident of St James Wood.**

**Sorry, no commercial ads will be accepted. If you have a business we will be glad to sell you an ad in a business card size, quarter page, half page, or even a full page. Ask for a current rate sheet.**

**This is a trial and its success will depend upon volume so don't hesitate. Sell that old stuff in the garage today to your neighbors and avoid the moving hassle!**

**Mail adds to Editor, SJW Newsletter, PO Box 751263, Toledo, Ohio 43617**

**Your ad will be delivered by FIRST CLASS MAIL to 770 homes! Wow!**

**We reserve the right to edit all copy and to reject anything deemed to be improper for a publication in a newsletter that is sent into family homes where it may be seen by small children.**



**Sylvania Township's Current Regulations Regarding the Pick-Up of Leaves, Brush, and other Household Items - May 2009**

**POLICE**

CHIEF ROBERT METZGER

From the Desk of

Robert Metzger  
Chief of Police

May 2009

The Sylvania Township Police Department often receives complaints related to the placing or disposal of items such as household and yard waste. In fact, the period leading up to and after the recent Sylvania Township spring clean-up event resulted in several complaints and/or possible violations of the Sylvania Township Zoning Resolution, which does not permit a property to have high grass, disabled vehicles, waste, junk, or debris. Many of these situations are likely due to residents not being aware of the procedures to follow to dispose of said items. For that reason, I am sharing the following information regarding the placement and disposal of these items.

Sylvania Township conducts a one-time brush and leaf collection yearly in the spring in addition to leaf collection conducted in the fall. This year's spring collection was on April 20. Brush must be in lengths not to exceed 6 feet and not more than 6 inches in diameter. You can find information on any additional brush collections that may be scheduled, and all other collection information on [www.sylvaniatownship.com](http://www.sylvaniatownship.com).

Fall leaf collection starts in mid October and ends in December. The goal of the Township Road Department is to perform at least 4 leaf collection cycles. One cycle requires 17 days to perform. The last cycle starts on the first Monday in December. Leaves should be placed at the curbside or along the edge of the street, and be free of brush and garden waste. Crews are unable to pickup leaves mixed with brush and other items. **PLEASE DO NOT PLACE LEAVES IN THE STREET OR IN PLASTIC BAGS.**

You may also drop off your yard waste at Clean Wood Recycling, 6505 Bancroft Street (east of McCord Road, at the west end of the U.S. 23 overpass). They accept leaves, brush, and garden waste. Drop off is free for all township residents. The same 6 foot and/or 6 inch diameter rule applies for brush. To contact Clean Wood Recycling call 419-843-9663.

Sylvania Township also conducts an annual General Household Large Item Collection, usually in September. Examples of items that **will** be picked up are bicycles, bundled books and magazines, computers, large appliances (limit 1 per residence), carpeting, televisions, and lawn mowers. Items that **will not** be picked up are auto parts, batteries, freezers, garden refuse, leaves, tires, and construction and building equipment. A complete list will be posted on the website as the event nears.

Please do not place items out for pickup far in advance of the actual pick up date. This includes bags and containers of household waste picked up by private trash collection companies on a weekly basis. Trash containers should be placed at the curbside the evening prior to pickup, and removed the same day that trash pickup is performed.

Following these steps will help to keep the neighborhoods looking good, avoid potential zoning infractions and fines, and add to the excellent quality of life that many residents of Sylvania Township desire.

The following letter was received recently from Sylvania Township Chief of Police Robert Metzger. Please read it carefully and retain for future reference. Additional details may be found on the Township's website: [www.sylvaniatownship.com](http://www.sylvaniatownship.com). Do not dump branches, brush, or other items in the street expecting the Township to haul your waste away. That is not the way the new system works.

# Top 10 Strategies for Weight Loss Success

Julie Marino, M.A. Exercise Physiologist • ACSM Certified Personal Trainer • General Manager, St. James Club • [weightloss@stjamesclub.net](mailto:weightloss@stjamesclub.net)

## 1. Start Small

The biggest mistake dieters make is setting unreasonable goals. You can't lose 20 pounds in a week, but you can lose 2. And you can't lose 50 pounds until you lose the first 5. Try calculating 10% of your body weight. This is an excellent goal to start with.

## 2. Get It On Paper

Whether setting your first goals, tracking daily progress, or sharing thoughts with a journal, writing things down makes you more accountable and paints an accurate picture of real life. Keeping a food log is one of the greatest predictors of weight loss success.

## 3. Focus On Everyday Habits

Successful weight loss demands a realistic lifestyle approach. Don't expect to change your habits overnight. Pick a few small changes to make each week and stick with them. Healthy choices can become automatic.

## 4. Always See Your Goal

Focus positive attention on your goals, not on the struggle you think it will take to reach them. Surround yourself with reminders like "before" photos or clothing you'd love to wear. Live your goals every day!

## 5. Be Consistent

It doesn't matter if you skip your workouts for 3 days or if you pig-out on Saturday night. Put these "bad" days behind you and consistently get back on track. One or two bad days will not sabotage your efforts. Consistent action, no matter how small, is what you need to succeed

## 6. Never Stop Learning

A healthy lifestyle is a process that will often change. You can always learn more about nutrition, fitness, and what you need to succeed. Enlist the help of trusted professionals (like doctors or certified personal trainers) and get good information to help you on your journey.

## 7. Spread the Word

Tell friends, family members, and co-workers about your goals and you'll be amazed at the support you will receive. Telling people about your goals makes you accountable to yourself and those around you.

## 8. Allow For Setbacks

Accept the fact that you will make mistakes and that they can be positive things. We are usually harder on ourselves than we are on anyone else. Be your own #1 fan. That means being supportive (instead of critical) when you stumble, and enjoying your successes, even when it's losing 1 pound.

## 9. Trust Your Plan

Take the good days with the bad. If you consistently make the right choices and build healthy habits, you will lose weight.

## 10. Have Fun!

Your healthy nutrition and exercise plan should not feel like a burden. If it does, something is wrong. Your plan must fit your needs and goals. If you're afraid to go it alone, get help!

Discover the family-friendly club right in your backyard!

Weight Loss Programs  
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[weightloss@stjamesclub.net](mailto:weightloss@stjamesclub.net) (419) 841-5597 [www.stjamesclub.net](http://www.stjamesclub.net)  
7337 W. Bancroft Located between McCord and King

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## “What’s Past is Prologue”

The above quotation has been distorted since it was first written by William Shakespeare in as he penned The Tempest several hundred years ago. Today one can see the quotation on the façade of the National Archives Building in our Nation’s capital city.

The following items are from Volume 1 (1989) of the St James Property Owners Association Newsletter which was first issued twenty years ago:

**“The activities of the Association are directed by four elected trustees. The trustees work with four committees, social, safety, deed restriction and park.”**

*These committees really never have functioned due to lack of homeowner participation. The park committee is currently being reorganized! In addition, we even had a St James Dinner group that met!*

**“In 1988 only 16 liens were placed out of 500 homes. (16 X \$20 = \$320 delinquent)”**

*In 2009 with 770 homes, we are preparing to place in excess 40 liens, some on properties that have been delinquent since 2005! We now carry more than \$8000 in receivables on our books!*

**“Be Kind to Your Neighbors”** (from the Autumn 1989 SJW Newsletter)

**“We have had several telephone calls from residents who ask about restrictions regarding barking dogs,, trash pickup, mowing the lawn, discarding trash on vacant lots and the creek. We are therefore asking that all you remember that some common sense and courtesy to your neighbors will make this a much more pleasant area to live in.**

**We do have a regulation in our Deed Restrictions against animals that cause a nuisance. Please make sure that your dogs do not bark for long periods of time. If it does, please take the animal inside until whatever is disturbing it goes away. This is especially true at night. We have had to inform some residents who own such animals to be considerate of their and to keep their animals in their own yard. We are thankful that these residents have obliged and we have had no further complaint about these particular animals. We appreciate everyone’s cooperation with this matter.**

**We would also like to call to your attention the disturbance that cutting your lawn early in the morning and late at night can cause. Please consider this when planning your time. With many little children in our neighborhood it would be helpful if you did not mow your lawn after 8 p.m ... and not mow before 9 a.m.**

**There has been a problem with residents putting their trash at the curb several days before pickup. We would appreciate it if you would not place trash at the curb before 6:30 p.m. the night prior to your pickup . . . we have received several complaints about vacant lots and the unsightliness. However we are also aware the some residents have been using these lots and the creek on Bancroft St as dumping areas for grass clippings, etc...We know that the majority of residents are courteous and considerate neighbors . . .**

*Some things never change. Committees are started and then forgotten! The number of people who fail to pay their annual assessment grows. Add vandalism to our common property, grass that is never cut, grass mowing when neighbors are entertaining or on Sunday, speeding, dogs defecating in yards and plastic bags containing same left in the park, people who blow their grass clippings into the street or worse yet, sweep them into the storm sewers to the list and you quickly sense that history indeed does have a way of repeating itself! Trustees still are receiving the same type of complaints they heard two decades ago!*

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