

St. James Wood

VOL 23 ISSUE 1 SUMMER 2011

ANNUAL MEETING SUMMARY

The 2010 St. James Wood Annual Meeting was held Tuesday, May 24th at Westgate Chapel. The meeting was published in the last newsletter, and as always, all residents are encouraged to attend to share their insights and concerns with fellow residents and trustees.

The meeting was called to order by trustee **Andy Walsh**. Sylvania Township officials and SJW trustees were introduced. Andy introduced new trustee, **Sarah Rahman**. Sarah is responsible for the drafting of the newsletter and is currently working with legal council to pursue the legal limitations Trustees have with correcting unsightly properties within the neighborhood. Present Township officials were: **Greg Huffman** (Syl. Twp. Public Works Manager), **Chief Kowalski** (Syl. Twp. Fire Dept.), **Deputy Chief John Lee** (Syl. Twp. Fire), **John Zeitler** (Syl. Twp. Administrator), **Chief Boehme** (Syl. Twp. Police), **John Jennewine** (Syl. Twp. Trustee). New legal council, **Kevin Effe**, and **Keith Webb**, our webmaster, were also introduced.

Concerns about brush throughout the neighborhood were addressed. The designated date was changed after it was posted in our newsletter; however, the Road Dept. came through numerous times and the change was posted on the SJW website. Residents voiced their concerns about how unsightly the still existing piles are and the dangers they pose to cars and pedestrians/bikers. Greg Huffman, Syl. Twp. Road Dept., shared that those properties with existing brush received notices that they must remove the piles out of the roadway. They may not leave the brush piles in the roadway. In the future, Mr. Huffman has agreed to email trustees of any future changes to brush pickup dates in the future. Residents were reminded that brush may be taken to Clean Wood Recycling on Bancroft for a small fee. Fees are posted on the Clean Wood Recycling's website.

Steve Williams shared the numerous changes that have taken place at the park. The Park Committee, all volunteers, has been hard at work in the efforts to beautify our park. New basketball hoops, a light source, power supply, picnic tables were added. Brush has been cleared to increase visibility. Trustees are looking into new recreation equipment and a way to bridge the creek at the park. Some residents voiced concerns over a potential shelter and restroom at the park. Please notice the new signs that welcome residents at the Regents entrance and also on Shooters. Residents are encouraged to help on designated park clean up dates. It is a group effort and will take some time; however the vast improvements are very much noticed and appreciated!

Entrances to the subdivision were addressed. Trustees realize there need to be changes and are looking into making improvements to them. Sprinklers will be on before mid-June and trustees will be following up regularly with our lawn service.

Mike Gory shared the current and future budgets. He pointed out that in previous years, we were operating under a deficit, contrary to the current situation. He addressed the increased expenditures to the park and all of the improvements that were made. Mike pointed out the increase in money designated to the entrances and that trustees are currently looking for a solution that will improve entrances yet requires as little maintenance as possible for the future. Steve Williams shared he has utilized 3 different landscape contractors to give insights/estimates regarding this issue. The 2010 and 2011 budget is attached at the end of this newsletter and may be accessed on the SJW website.

Township officials announced reminders for residents during the warm season. Insights are posted within this newsletter. Their presence at our meeting is greatly appreciated and first-hand knowledge is highly valued!

Residents were reminded that above ground pools are a direct violation of the deed restrictions. Residents violating the deed restrictions will receive notices from Trustees. Perpetual violators will be addressed from SJW's legal representation. Residents voiced concern about properties that violate deed restrictions and are deteriorating the value of our subdivision. Attorney Kevin Effe shared residents are responsible for payment on liens/fines filed, as well as responsible for legal fees incurred throughout the process due to new legislation that passed. Our new legal representative is currently looking further into this process. Please be cognizant that any actions taken by trustees must be legal. If it is not legally permitted, we cannot pursue it. If it can be legally done, trustees commit to pursuing correcting concerns/issues/violations.

Andy Walsh shared we had a 99.7 collection rate on dues, which is great! The meeting closed with the thanking of the trustees for their volunteer service.

LEFTOVER BRUSH IN SJW

Many residents in SJW received notices from the Township regarding leftover brush in the street. The Township has already passed through and will NOT be back to pickup until 7/11/2011 for brush only! You are responsible for disposing of your brush. **Please see it is removed ASAP as it is a hazard and unsightly** to our neighborhood. Brush may be taken to Future Lawn on Bancroft for a small fee.



WE ARE ONLINE!

Www.stjameswood.com

Visit our website to stay connected with information about the neighborhood. Find copies of the current newsletter, summary of deed restrictions, notices, and useful links, telephone numbers, and much, much more!

Contact Keith Webb or any of our trustees if you have any suggestions or ideas for the site. We are always looking for ways to make the site more user friendly for our residents. Much appreciation to Keith for putting this together for our neighborhood!

ANNUAL BRUSH & LARGE ITEM PICKUP: SEPT. 12TH

The annual Brush and Large Item Pickup will start on **Monday, September 12th, 2011**. At this time, crews only plan on making one sweep through the community. In order to ensure you do not miss pickup, **plan on having your items placed at the curbs edge** (not in the street) **Sunday evening at the latest**.

Items may consist of:

Washers, dryers, stoves, dishwashers, furniture, bundled books and magazines, toys, bikes, empty containers, carpeting, mattresses. Small loose items must be placed in a container other than a plastic waste bag. Detailed information can be found at: www.sylvaniatownship.com.

Food For Thought:

- Refrain from placing items until 1 week before actual pickup.
- Put small branches and brush in neat piles on lawn
- If you miss the date, DO NOT leave items hoping for a second pickup. It will not come!

2011 MONTHLY PARK CLEAN-UP:

June 11th	9 AM-
July 9th	9 AM-
August 13th	9 AM-
September 10th	9 AM-
October 8th	9 AM-
Second Saturday of the month	

The Park Committee has been hard at work with their efforts to improve the park. Most recently **brush has continued to be cleared** to enhance visibility and decrease opportunities for vandalism (which has pleasantly decreased). You may have noticed the **new and improved signs** that give a fresh look to the park entrances from Regents and Shooters. Help is always welcomed in making the park

NEW LOOK FOR THE PARK!

safer, cleaner, and the place to be in SJW. A **power supply** was put in, **equipment powerwashed and sealed**, and **new picnic tables** and **basketball hoops** are now available.

The Park Committee is currently pursuing a jogging trail, shelter house, and new playground equipment to make our park even more community friendly.

Join in in making the park safer, cleaner, and the place to be in SJW!

Park Committee **meetings to be held the first Tuesday of each summer month**. If interested in joining please call Steve at 419-843-3306.

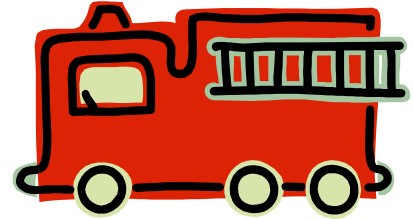
The Second Annual Year End Party in the Park is to be announced...

FIRE FACTS: AS SHARED BY CHIEF KOWALSKI AT THE ANNUAL MEETING

The Township Fire Department will be holding an **open house for residents to tour the new fire station on McCord Rd. just south of Central Avenue on Saturday, June 4th from 10 AM-2PM.**

Please be cognizant of the Township's policy on fires in your backyard. There is an EPA rule that states you are permitted to have a campfire only for warming or cooking as long as it is clean wood (no garbage, paper, leaves, etc.).

Summer is trauma season. The Fire Department tends to an increase in the number of citizens injured from biking accidents. Please remember to always wear a helmet when biking.



POLICE BEAT: AS SHARED BY CHIEF BOEHME

State law in Ohio requires that pedestrians must walk on sidewalks where provided and walk on the shoulder of the left side of the roadway (facing traffic) when a sidewalk is not available. Bicycles and licensed mopeds are allowed access to the roadway but must obey the same traffic laws as all vehicles. To promote safety within our residential neighborhoods officers will take traffic enforcement action up to the issuance of citations for witnessed violations.

Please obey the 25mph speed limit within the subdivision. During the warm weather months when we receive increased complaints and more residents are outside in the neighborhood we do increase our traffic enforcement in identified problem areas. Additionally, as staffing allows, we will be increasing our presence in our neighborhoods through the use of motorcycle and bicycle patrols. You may report habitual or especially flagrant offenders to the police dept and we may subsequently contact them to warn them about their driving. We also plan on purchasing a new speed trailer to be utilized as a deterrent to speeding violations in neighborhoods reporting a problem.

With criminal activity, especially relating to burglaries and thefts, increasing during the warm weather months please don't set yourself up to become a victim. Keep overhead garage doors closed and move bikes, mowers, power tools, and other valuable items inside rather than lying outside in the yard or driveway. Keep vehicles locked and free of valuable items visible from the outside.

When planning on being out of town for a period of time you may want to notify the Sylvania Township Police Dept. to request the free "housecheck" service we are happy to provide to all our residents.

Chief Robert Boehme: Chief of Police, Sylvania Township Police Department

TX: 419.720.3002

Email: rboehme@sylvaniatownshippolice.com

ROAD RAP: AS SHARED BY GREG HUFFMAN AT THE ANNUAL MEETING

2011 Road construction will include "concrete curb repair" on Cloister Road. This work is prerequisite to the 2012 Road Resurfacing scheduled for Cloister, St. James Wood Blvd, Shield Wood, Kristi Lynne, and Boxwood, parts of Spring Water, and parts of Stoneleigh. We are very fortunate to receive a State Grant from the Ohio Public Works Commission (OPWC). The estimated project cost is \$741,500.00, and 39% is an OPWC contribution of \$289,185.00.

SJW TRUSTEES

Andy Walsh: 419-841-7264
Tom Adam: 419-841-5198
Steve Williams: 419-843-3306
Mike Gory: 419-841-0578
Sarah Rahman: 419-841-0242

For specific issues, please contact the appropriate trustee:

Annual Dues: Andy Walsh
Deed Restrictions: Tom Adams or Steve Williams
Newsletter: Sarah Rahman
Vendor Contact: Mike Gory

WWW.

STJAMESWOOD.COM

FROM THE KITCHEN

Residents asked, and here it is! If you have an interest in submitting a recipe for the newsletter, please send it in! Rmanmom@gmail.com. If there is a surplus of recipes received, we cannot guarantee every recipe will be published. We look forward to new and delicious ideas!



“If everyone is moving forward together, then success takes care of itself.”

- Henry Ford

SUMMER FOOD FOR THOUGHT

Summer has arrived and along with the fantastic weather comes new concerns that arise throughout the neighborhood.

- Keep in mind that above ground pools larger than 75 square feet are not permitted anywhere in the neighborhood.
- Please exercise common courtesy in the evenings. Many enjoy sitting out in yards relaxing and unwinding after a long, hot day. Be mindful of noise that may disturb your neighbors in the evenings. Many have infants and children that are not up at late hours of the night.
- Vandalism is down! This is a great thing, but please report any vandalism you may witness. Don't turn a blind eye.
- Don't fall victim to being a bystander and exercise an active role in maintaining our subdivision's beauty. Pitch in, lend a hand! Help weed your island or entry way, move brush on park clean up day. Maintaining our neighborhood is a collaborative effort.
- Lawn sign for services are not permitted in the tree lawn. This is the area between the road and sidewalk. Please remind any contractors hired of the neighborhood regulations.
- Does your mailbox need maintenance? Fresh paint can have dramatic results.
- Clean up grass clippings. Don't rely on the rain to wash it away. This just creates sewage problems and much is left behind on sidewalks.

*If there is anything you wish to see submitted for the newsletters, please do not hesitate to contact your trustees.

St. James Wood Property Owners Association

2011 ANNUAL BUDGET

INCOME FOR 2011

Carryover from 2010	\$49,532.11
2011 Regular Dues Income	\$38,250.00
Other Income	\$461.00
TOTAL	\$88,243.11

EXPENSE REGULAR FOR 2011

General Repairs	\$3,500.00
Postage and Office Supplies	\$350.00
Legal	\$4,500.00
Bookkeeping Services	\$3,500.00
Landscaping	\$12,150.00
Electric	\$950.00
Water Bill	\$5,800.00
Insurance	\$3,000.00
Newsletter	\$2,500.00
Misc. Expenses	\$2,000.00
TOTAL	\$38,250.00

EXPENSE MAJOR PROJECTS FOR 2011

Capital Reserves	\$49,993.11
TOTAL	\$49,993.11

GRAND TOTAL	\$88,243.11	\$88,243.11
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