

# St. James Wood

Vol 22 Issue 1

Property Owners' Association Newsletter • [www.stjameswood.com](http://www.stjameswood.com)

Spring 2010

## COMING EVENTS !

**ANNUAL PARK  
CLEAN-UP  
APRIL 10  
9:a.m. 'til ?**

Bring tools, camera,  
and your family!

Call Steve Williams at  
419-843-3306 for details

**APRIL 19**

**SYLVANIA TOWNSHIP  
"BRUSH & LEAF"  
PICKUP**

NO HOUSEHOLD ITEMS,  
STUMPS, OR LOGS

**SEPTEMBER 13**

**Sylvania Township  
"BRUSH & HOUSEHOLD  
ITEMS" PICKUP**

**2010 DUES  
UPDATE**

Resident response to the annual dues collection effort is right on target, according to **Trustee Andy Walsh**.

Each year we count responses received by February 28. This gauges how well the collection is going. For the past two years we have had 86% of the dues at the end of sixty days.

**This year we set a record! 89% of the money due has been collected as of the end of February. 677 of our 762 owners have paid their money. We only had one bounced check!**

***Thank you for your timely response!***

Now the hard work begins as we still have 85 members to collect from. Last year it took Walsh seven months to collect from a similar list of delinquents.

As \$25 late fees were added to open accounts on March 1<sup>st</sup>. People keep asking if the Trustees have legal authority to collect this fee and to add interest to unpaid balances. The answer is YES. We have checked this with our attorney and our regulations clearly provide for fees and interest to recover some of the additional cost involved in collecting \$50 a year!

St James Trustees have been placing liens on area properties since the early 1980's. The have legal authority to do so. Each year at the Annual Meeting a list of delinquent properties is read

and the members in attendance are asked to approve placing liens on each delinquent property.

The procedure will different in 2010. Trustees are no longer going to spend the rest of the year calling, cajoling, making visits, and begging. Remember, the trustees volunteer to serve and are not compensated for their efforts.

**On May 11, 2010, our books will be closed. All delinquencies at that time will be on the list presented to the residents for review.**

**LIENS WILL BE FILED IMMEDIATELY AFTER THE MEETING.**

For the benefit of new SJW residents and those who are veterans by still question if our \$50 dues are illegal it should be noted that for nearly the past three decades Saint James residents have been paying dues. They are legal! They are enforceable! And, they are one of the aspects of a restricted covenant community. The same holds true for the late fees and interest assessed on delinquent accounts!

**PROPERTY LIENS FILED ON DELINQUENT SJW PROPERTIES**

In late December 2009 liens were placed on the properties listed below.

Liens legally filed with Lucas County are a matter of public record. WE (that means

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YOU too) pay \$100 to prepare a lien, \$28 to file it and another \$28 to release it. All these fees are eventually paid by the delinquent property owner, plus late fees and interest when the property is sold.

**Liens Filed Recently:**

- 2332 St James Wood Blvd (3)
- 7174 Regents Park Blvd (2)
- 6755 Regents Park Blvd (1)
- 6827 Shooters Hill Road (1)
- Total (7)

**A COMPLETE RECAP OF ALL LIENS FILED INCLUDING NAMES AND AMOUNTS DUE WILL BE PUBLISHED IN THE FUTURE.**

**2010 CAPITAL BUDGET**

The required publication of the 2010 budget is made in accordance with SJW rules . All residents are asked to review it and to attend the May 2010 Annual Meeting where it will be presented and approved by vote of those attending.

When the dues were raised from \$35 to \$50 several years ago the Trustees indicated that any left over funds would be used to improve the entrances, park and cul-de-sac islands.

The entrances project was completed. The first of ongoing repairs at the Park have been completed. In 2010 the focus will continue to be on the park and on the sixteen cul-de-sac islands located in the subdivision

<b>2010 Annual Budget St James Wood POA</b>	
<b>INCOME FOR 2010</b>	
Carry Over From 2009	\$34,006.50
2010 Assessments	38,250.00
Other Income	1,106.00
<b>Total Income</b>	<b>\$73,362.50</b>
<b>OPERATINGEXPENSES FOR 2010</b>	
Gen'l & Misc Repairs	\$ 3,500.00
Postage & Ofc Supp	350.00
Legal Fees	4,500.00
Bookkeeping Serv	3,500.00
Landscape Serv	14,500.00
Electricity	800.00
Water Bill – Irrigation	4,100.00
Insurance	3,000.00
Newsletter	2,500.00
Miscellaneous	2,000.00
<b>Total Expense 2010</b>	<b>\$38,250.00</b>
<b>MAJOR PROJECT EXPENSE 2010</b>	
Common Area Improvements	\$35,112.50
<b>TOTAL 2010 BUDGET</b>	<b>\$73,362.50</b>

Several years ago the Trustees chose the Friarton Circle island as a test site for new plantings, one's that would thrive in dry, sandy soil without excessive care and irrigation.

Ground hugging junipers and knock-out roses were planted. The objective is to landscape the islands with plantings that are nearly maintenance free.

At this time we are preparing to do an evaluation of each island and determine what needs to be done.

There are three categories of island: **Cat A – Well**

**landscaped and maintained** by residents living adjacent to island. **Cat B –Islands needing minor work** to existing planting. **Cat C – islands needing major work** compiled, **CAT C** islands will be the first to received work.

For the benefit of new neighbors, your annual \$50 assessment is used to maintain all common property owned by the Association. That includes the 8-acre St James Park, five entrances, and sixteen islands.

It should be noted that the islands and entrances are located in the township owned right of way. The developer improved these sites with plantings and assumed all maintenance tasks.

Some have suggested that we install deep wells on the islands located in cul-de-sacs and near entrances.

The cost of doing this would be prohibitive. For example, the deep well, pump, etc. installed in the park cost nearly \$4000. Entrances off Bancroft St. contain as many as four islands. Once the well is in place, there is the cost of sprinklers and electric power.

**COMMENTS IN RESPONSE TO HOMEOWNER QUESTIONS.**

During the past winter months Trustees have received calls from residents who complained about neighbors who don't shovel their walks. .

One of the characteristics of a good neighbor is being

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considerate of others. We have many residents who walk or jog every day.

Winter is nearly over. You have all summer to make arrangements to shovel your walk next year or find someone to do it for you.

While on the subject: if you and your family habitually park your cars on the street at night consider putting them in the driveway when the forecast calls for overnight snow. Why? If you park three or four cars in your driveway at night, you will have a lot less snow to shovel the next morning AND the Sylvania Township's snowplows will do a much better job of clearing the streets for school busses to travel the next day.

A reminder: it is illegal to park your car across the sidewalk portion of your driveway and it is also illegal to install basketball goals on the sidewalk or any place else in the public right of way (which includes your treelawn).

**A letter from Mr. Truman Greenwood, Sylvania Twp. Law Director provided an official opinion regarding three issues raised by residents.**

**1. It is illegal to place basketball goals in the public right of way. That means on your front sidewalk, your tree lawn or in the island on your cul-de-sac. Issues pertaining to goals in the right of way will be turned over to Township Zoning. Move your goals NOW!**

**2. Parking on cul de sac circles is creating a problem. We have been asked by our waste haulers to ask people to not park on the street across from the islands since in some cases they cannot pick up refuse since they can't get the truck around parked cars.**

**3. Political advertisement signs in the public right of way (tree lawns and along major streets is illegal and signs will be removed by the Township.**

## **Annual Meeting May 11, 2010**

The annual meeting of the St James Wood Property Owners Association has been scheduled for Tuesday, May 11, 2010 at the Sylvania Public Library. Meeting will start at 6 p.m. and end at 8:30. Please plan to attend. This is where you can make your voice heard and learn more about what your volunteer Trustees are doing to maintain and improve our community.

### **NEW PARK SIGNS**

Three new park signs designed to identify St James Park will soon be installed; two on Regents Parkway and one on Shooter's Hill.

## **CHECK OUR WEBSITE**

**WWW.STJAMESWOOD--  
SYLVANIA.COM.**

### **1<sup>st</sup> ANNUAL ST JAMES WOOD EASTER EGG HUNT**

Local Realtor and St James Wood resident **Kim Angell** is interested in organizing the **FIRST ANNUAL ST JAMES WOOD EASTER EGG HUNT** in our Park. She would like to hear from others who would be willing to assist in volunteering or attending.

Kim is also interested in reviving the St James Wood Social Committee. A similar group existed 20 years ago. Their last event was a dinner dance that drew 150 persons.

Please contact Kim at 419-843-5723 or email [kakimangell@gmail.com](mailto:kakimangell@gmail.com)

### **DID YOU KNOW?**

**The oldtimers used to call the area at McCord Road and Central RATTLESNAKE CORNERS?**

**The frontage at St James Park is actually a 14,000 year old sand dune and native grasses still grow there?**

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# St James Wood Community

## SPRING CLEANUP SUGGESTIONS

*Old Man Winter is gone, Daylight Savings Time is here! Now is when St James residents begin the annual spring task of cleaning up their storm ravaged property. It has been suggested that a few tips to guide all residents might be in order. During the course of the winter months, we have heard many comments about deed restriction violations and unkempt properties. Let's start by reviewing some of the basic rules:*

Boats, trailers, and large trucks may not be parked on St. James Wood lots. Our deed restrictions and Sylvania Twp Zoning Codes apply to these cases.

If you can see your GARBAGE CAN, TRASH, CONSTRUCTION MATERIALS, YARD WASTE, etc. from the street; YOU ARE VIOLATING a deed restriction. These items belong out of sight in the garage/backyard.

Mailboxes in St James Wood are in terrible condition. Wooden cedar houses and posts are rotten, posts are broken, too short, or leaning, mailbox is not painted or color clashes with house & trim colors. Plastic mailboxes, plain steel, or other non-standard mailboxes are NOT permitted. You must have a "cedar house" type.

DO NOT THROW LOGS, TREE LIMBS, GRASS CLIPPINGS, YARD WASTE, into the street. See [www.sylvaniatownship.com](http://www.sylvaniatownship.com) for dates of pick-up and items accepted.

BASKETBALL, HOCKEY, AND OTHER TYPES OF GOALS CANNOT BE PLACED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES SIDEWALKS, TREE LAWNS, CUL-DE-SAC ISLANDS, AND PAVEMENT.

NO SIGNS! The only signs permitted in St. James Wood deal with the sale or rental of your property. Do not give your contractors permission to put a roofing, window, etc. sign in your front yard. Tell them their advertising signs are not permitted and will be removed! Signs in the public right of way are illegal and will be removed.

Fences, alterations, (including siding, driveways, etc.) and fences must be approved by the SJW Trustees.

Dog barking, loud radios, garage bands, musical instruments, are regulated by the Sylvania Township Noise Resolution. Call the Township Police if loud noises are a problem. This resolution applies to when your contractors and garbage men can start and must stop work.

Parking in St James is regulated by the Sylvania Township Parking Resolution. Call the police if cars are parked over a sidewalk, alongside a fire hydrant, or blocking traffic. Please keep circular cul-de-sacs cleared of parked vehicles so that fire trucks, ambulances, and garbage trucks can easily drive around the circle.

*The SJW Trustees are responsible for enforcing all deed restrictions, including those highlighted above. Check [www.saintjames-sylvania.com](http://www.saintjames-sylvania.com) for a complete list of all deed restrictions that apply to your property. If you receive a notice from the Trustees regarding a violation on your property, please resolve it immediately out of respect for your neighbors.*

**Old and New St James Wood residents are reminded that we live in a restricted community. For the past three decades elected volunteer Trustees have served to collect the annual dues, maintain common property AND HAVE ENFORCED THE DEED RESTRICTIONS. We need your cooperation. Please obey the rules that apply to all.**

**Spring is right around the corner, and with it comes the perfect time of year to get back into an exercise routine or refresh your old program. The days are getting longer and the temperatures are getting warmer, so use the following tips to help you achieve your health and fitness goals!**

1. Take the time. Even if you only have 15 minutes, doing something is always better than doing nothing. Take the dog for a quick walk.
2. Do a mixture of exercises. Sticking with the same routine becomes boring and ineffective. Include stretching for flexibility, cardiovascular workouts, and strength training.
3. Take a new class. Set a goal to try something new once a month. It will help maintain your enthusiasm and you may find something that you really enjoy.
4. Become independent. If you are used to working out in a gym, try the outdoors with only your body as the "equipment". Doing lunges, squats, pushups, etc.
5. Eat a balanced diet. Incorporate fresh fruits and vegetables that come in season. Try shopping for fresh foods at local farmers markets and stands.
6. Get help. A consultation with a personal trainer can help you get on the right track and give you the information you need to succeed.
7. Create a healthy environment. Spring is the time to CLEAN. So make sure you clean your fridge and cupboards of all the winter comfort foods that help to pack on pounds. Stock your home with the foods that will help you stay on track.
8. Make friends. Friendships with like-minded people will offer a community of support to draw from. It will also help keep you motivated and inspired!
9. Push yourself. Set a goal to go further, longer, faster, etc. and when you attain that goal reward yourself---then set a new goal. Make sure your goal makes you reach and yet keep it realistic. Setting short and long term goals helps boost your confidence and keeps you motivated.
10. Enjoy the journey. Take time to reflect on how you feel as you become more fit. Sleeping, eating and work habits will improve and you will benefit from an improved quality of life.

# Spring into Fitness

- Yoga
- Pilates
- Cycling
- Weight Loss Programs
- Swim Lessons
- Gymnastics
- Dance Classes



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*Health and Fitness*

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Neighbors**

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**[www.stjamesclub.net](http://www.stjamesclub.net)**

# St. James Wood

Property Owners' Association  
P.O. Box 351263 - Toledo, OH 43615

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