

St. James Wood

Vol 29 Issue 2 Property Owners' Association Newsletter • www.stjameswood.com • Spring 2016

Dear St. James Wood Homeowners,

2016 is off to a warm start and we're looking forward to continuing to improve the landscape of the common grounds. We'll be putting on the finishing touches to the 6 cul de sacs that had irrigation installed last summer. The process of digging up the islands for water service made a mess of the landscape and this year we will be putting them back in shape better than they were before we started the sprinkler projects. It's a challenge for the landscape contractor to get to it early in the season due to spring mowing being a heavy consumption of their time. Please be patient as we will try to get to the worst affected islands first and the last 2 of the 6 islands may not be addressed until August. We will wrap up this project in 2016. Each year we try to improve the island maintenance and we really appreciate the help we received last year with home owners notifying us when their areas have not been mowed and/or overgrown shrubs needed to be addressed. We want to keep this going in 2016, please let us know if the rest of the neighborhood gets mowed and a region was missed. It allows us to address it quickly with the contractor so that they can address it with their crew. Improving again this year will get us another step closer to our goal of having all the common areas properly mowed, weeds pulled and looking great. The more homeowners get involved the better the outcome is going to be.

Involvement can start with taking a few minutes and checking to see if you paid your 2016 dues or not. The dues have been \$50 per year for over a decade now. If you go to our website www.stjameswood.com you can click on the "check dues" button on the upper right portion of the home page, type in your house number and search. If you haven't paid as of this newsletter you also owe the late fee. We really appreciate the group of people who send in their dues on time. Many of you have them in before the end of December. That really helps our bookkeeper please keep doing so. You can always download an invoice from the website make sure it is the current year's so that you have the correct mailing address. We changed bookkeepers in 2015 in order to reduce costs. If you had an automatic payment setups please go into your auto payment and change the address to:

SJWPOA C/O Cowan Group
5660 Southwyck, Suite 100
Toledo OH 43614

Continuing to mail payments to the old bookkeeper delays the posting of your payment and eventually will result in the payment being returned to sender. For 2016 we asked them to forward the payments to the new bookkeeper.

The next level of involvement is to take a few minutes and review the deed restrictions for your property. If you look your property up on ARIES you will see the PLAT number in the middle of the summary page. Then go to www.stjameswood.com and look in the "file library" then click "deed restrictions" then click "courthouse records" where you will find the correct document for your plat. Yes it's pretty dry reading, so we also have a cliff notes version "file library", "deed restrictions", "reference documents" then click "deed restrictions summary". It is much easier to read. Pay attention to section 12. We have sent a record number of letters to property owners regarding R/V's and trailers in driveways and side yards. It is not optional for the trustees to enforce these rules. We will continue to send letters and whatever else it takes to ensure that section 12 is enforced. Just like with the payment of dues it is much more cost effective for the home owner to check the rules than it is for the board of trustees to chase after the rules to be enforced. We do appreciate those home owners that correct these situations as soon as it has been brought to their attention. In many cases people don't get a copy of the deed restrictions at closing. If you have a neighbor that has a section 12 deed restriction issue or any other deed restriction issue put it in writing to us so that we can address it promptly. Our goal as a board is to address all written complaints within 10 days.

The last level of involvement is to volunteer your services if you have time. If you are interested in helping with the annual garage sale, helping by publishing our newsletter or even joining the board of trustees we would like to hear from you. If you have the time and the energy to dedicate to our neighborhood we can make a difference together.

Thank you for your continued support in 2016.

Andy Walsh

President & Statutory Agent

SJWPOA

St. James Wood

2016 ANNUAL BUDGET

INCOME			
		Budget 2016	
BEGINNING CASH			\$ 17,742.54
DUES INCOME		\$ 38,250.00	
OTHER INCOME		\$ 300.00	\$ 38,550.00
EXPENSE REGULAR			
		Budget 2016	
GENERAL REPAIRS		\$ 2,500.00	
OFFICE SUPPLIES/WEB HOSTING		\$ 600.00	
LEGAL/ACCOUNTING		\$ 3,020.00	
BOOKEEPING SERVICES		\$ 3,600.00	
LANDSCAPING		\$ 13,130.00	
ELECTRIC		\$ 2,700.00	
WATER		\$ 5,800.00	
INSURANCE		\$ 3,000.00	
NEWSLETTER/POSTAGE		\$ 2,100.00	
MISC EXPENSE		\$ 1,800.00	\$ (38,250.00)
CASH EXCLUDING PROJECTS			\$ 18,042.54
EXPENSE MAJOR PROJECTS			
		Budget 2016	
COMMON AREA IMPROVEMENTS			\$ (18,042.54)
GRAND TOTAL			\$ -

-Annual Meeting-
May 24th
Westgate Chapel
7pm

-SJW TRUSTEES -

Andy Walsh: 419-841-7264

Tom Adam: 734-309-9051

Steve Williams: 419-843-3306

Mike Gory: 419-841-0578

Paul Kruse: 419-517-3442

J Sampson: 419-843-9995

For specific issues, please contact the appropriate trustee:

Annual Dues: Andy Walsh

Deed Restrictions: Tom Adam or Steve Williams



May 13th & 14th

This famous event will be held **Friday and Saturday May 13th & 14th, from 9-5**. Please no early birds. If you plan on participating this year, please register at stjameswood.com to get your house printed on a map of the neighborhood.

Last year we had over 112 homes pre-register and based on a survey of participants, the sale was quite successful.

Please check the website for details.



We Are Traffic exists to promote cycling as a viable form of transportation in the Greater Toledo Area, supporting Bike to Work Day, Ride of Silence, and Safe Routes to School initiatives. Our programming seeks to change behavior by giving people the tools they need to ride a bike: education, encouragement, and community. Visit our website to learn about our bike classes!

WeAreTraffic.org

6540 W Central Ave., Suite Q, Toledo, OH 43617

Lost your newsletter? Can't remember if you paid your dues? Check the website and get all the neighborhood/community news.



-www.stjameswood.com-

NEWS FROM THE TOWNSHIP....

BRUSH & LEAF PICKUP

Spring Cleanup - April 11, 2016 (**One Time Pickup**)

Several crews provide a One-Time Brush Pickup throughout the Township. We service over 174 miles of roadway that requires several days to complete the Brush & Leaf Pickup, and Spring Cleanup.

This service consists of removing piles of storm damaged brush, such as branches and tree limbs, and leaf piles. Tree Removal, lot clearing, and grass clippings material are Prohibited.

Brush should not exceed 6 feet in length and 6 inches in diameter.

If our trucks have passed through your neighborhood, it is your responsibility to clean up your clippings. The township will not come through a second time.

Please Note: Private Recycling Facilities are available at the following locations:

- Clean Wood Recycling, 419-843-9663, 6505 West Bancroft Street, between Interstate I-475 and McCord Road.
- A&J Landscape, 419-842-8733, 8061 Sylvania Avenue, between King Road and Centennial Road.

KING ROAD SPEED LIMIT CHANGE

The Lucas County Engineers office has completed speed studies on sections of King Road. The speed limit studies were submitted and approved by ODOT for speed limit revisions on King Road, as follows:

King Road from Angola Road to the University Parks Trail, 45 mph

King Road from University Parks Trail to Brint Road, 40 mph

The goal is to set a reasonable and safe speed limit that is relatively self-enforcing near the travel speeds that exist on King Road.



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St. James Wood HOA

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



Customized Mailboxes

John Szparka
419-885-4072

Development Specific	Cedar
Association Approved	Repairs
Installation	Delivery

-stjameswood.com-