

St. James Wood

Vol 17 Issue 3

Property Owners' Association Newsletter • www.stjameswood.com

Fall 2009

2009 Leaf Pickup Ready to Start!

Although most trees are still covered with green leaves, Sylvania Township crews are poised to begin their annual pick up program.

Detailed information about this year's program can be obtained on the Township website at: www.sylvaniamunicipal.com.

Here are some basic guidelines governing this year's program.

- **Pick Up starts in mid-October and runs to the end of November.**
- **Last cycle will begin the first Monday in December 2009.**
- **Place leaves on the tree lawn and not in the street.**
- **Do not place lawn/garden waste or brush at curbside.**
- **Leaves only will be collected. Take other waste to the recycling center at 6505 West Bancroft Street.**
- **Do not put leaves in plastic bags.**

Please ask your lawn service to take lawn waste with them. It must not mixed with leaves or put into the street.

St James Wood Newsletter Celebrates Twentieth Anniversary!

First Edition Published in 1989!

It will be hard for some long-time St James residents to believe, but twenty years ago the first edition of the Newsletter hit the streets for the first time.

In 1989, our subdivision was a mere ten years old and many of today's streets were still covered with dense forest.

Issue I Number 1 provides interesting reading and a historical perspective of where we were and how far we've come. Here are some highlights:

At the August 1988 association meeting four new trustees were elected. The volunteer trustees then worked with four standing committees who provided suggestions to the trustees.

It was reported that the **Social Committee's** September **DANCE** was attended by **150 people!**

The **Safety Committee** was trying to speed up the installation of street lights and was hoping to start a Block Watch.

The **Park Committee** was working to provide regular maintenance at the park, cul-de-sacs, and major entrances. A cleanup committee was replacing vandalized equipment, and regular lawn maintenance had been contracted. **The swing set, playground equipment, basketball goals, front retaining walls, were on order!**

Money for a regular maintenance program was being discussed.

Annual dues were just \$20 per lot!

It must be understood that in 1989 less than half of St James Wood was built out. Today, with our 770 homes, nearly twenty cul-de-sacs, four major irrigated entrances, and twenty-first century costs our annual dues are \$50 per lot. According to the Federal Reserve calculator, the \$20 dues paid in 1989 would be \$34.39 in today's money! The \$15.61 balance represents an actual annual increase to each homeowner of just 78 cents per year to service the fully built out St James Wood subdivision? What a bargain!

St James Website Up and Running!

St James resident Keith Webb recently assumed his role as our official webmaster!

To view some of the preliminary work that has been done, check out: www.stjameswood.com.

In time the website will contain the current issue of the newsletter, a summary of the deed restrictions, notices, and links to various governmental subdivisions, telephone numbers, classified advertising for residents only, surveys, and other information.

We are working to offer Pay Pal service on the website for paying your assessment on line.

Please contact Keith Webb with your ideas and suggestions. He wants to hear from you with ideas and suggestions.

The website will not replace the current hard copy newsletter, which is financed by display advertising sales.

**ADVERTISING IN
THE ST JAMES
NEWSLETTER
REALLY WORKS!**

2009 COLLECTION PROCESS WINDS UP! LIENS AND LEGAL ACTION COME NEXT

In mid-January invoices were sent to every legal homeowner in St James at the address on file at the Lucas County Auditor's Office. Our data base is extracted from the official files in their computer.

The new collection process installed in early 2007 proved once again to be very effective. Within the first 30 days 86% of the homeowners had paid their \$50 dollar assessment.

A second invoice was sent to all delinquent homeowners which served to remind them that their account was still open and a \$25 late fee would be applied if the stated deadline was missed.

This information was repeated in the first Newsletter published in early 2009.

At the May 2009 Annual Meeting facts detailing the current collection status were presented to those in the audience. At that time, a vote was taken and it was unanimous that liens be filed on all unpaid accounts. At that time approximately 50 residents had not paid.

Newly elected Andy Walsh agreed to make a fourth and final attempt to collect the remaining unpaid dues.

Most of the 50 accounts outstanding have now been collected. At a special Trustees meeting held on September 23rd, the Board of Trustees voted to file liens on the remaining 18 accounts if they are not paid by November 1, 2009. At the time of publishing of this newsletter only 11 accounts are now outstanding. 5 of those accounts are residents having balances dating back to 2007 and multiple liens will be filed. Several residents with large, multi-year unpaid balances will be referred to our attorney for further collection action.

These numbers are on the high side, compared to previous years, they are gratifying considering current economic conditions.

SMOKE THE TURKEY

RICK GOMEZ MEMORIAL 5K

ST. JAMES CLUB 2009



NOVEMBER 26, 2009

FREE KIDS FUN RUN @ 8:30 A.M.

5K RUN/WALK @ 9:00 A.M.

\$25.00 (INCLUDES LONG SLEEVE SHIRT)

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SECOND SOLE RUNNING SHOP**

Greetings neighbors,

This is a friendly reminder that the 7th Annual Rick Gomez Memorial Smoke the Turkey 5k run/walk will be held on Thanksgiving morning, Thursday, November 26th, 2009. The race will start promptly at 9 am.

You may want to get your car off the street prior to 9am. If you plan to be driving through St. James Woods that morning, you will encounter delays between 8:30 and 10:00 am. Please be on the lookout for runners and walkers! The safety of our participants and our St. James neighbors is our top priority. Thank you for your cooperation and have a Happy Thanksgiving!

St. James Club Management

**You can register for the race at
www.stjamesclub.net**

**Direct all questions and concerns to
Julie Marino (419) 841-5597**

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2009 SJW DEED RESTRICTION & POLICY REVIEW

The following is a summary of Deed Restrictions which apply to ALL legal homeowners in property in St James Wood. Included is a brief description of the duties of the elected Trustees and a summary of the policies that have been adopted over the years. If you have questions please obtain a copy of the actual deed restrictions from your attorney if they weren't provided to you at closing.

DUTIES OF TRUSTEES

The nominal duties of the elected Trustees are as follows: to enforce the deed restrictions, to collect all assessments, and to maintain all commonly owned property. They do not enforce laws or other government regulations.

DEED RESTRICTIONS SUMMARIZED

General: Each deed in the St James Wood subdivision is governed by twenty-one (21) restrictive covenants that you agreed to obey when you signed your property deed at closing. If you did not receive a copy of these restrictions at the time of closing, please call your attorney, title company or the County Recorder's office for a copy. There are fourteen plats in the subdivision. Restrictions for Plats 1 – 8 (1978-1986) differ slightly from those filed later.

Section 1. Deals with additions, alterations, type, style, use, materials, color scheme, etc. a homeowner may be contemplating. All changes must be approved by the Trustees. Owner must obtain zoning approval and building permits.

Section 2. All lots are for Single Family residence.

Section 3. Dwellings must conform to set back lines established by developer.

Section 4. No sheds, garages, barns or other detached structures can be built on a lot.

Section 5. All driveways must be approved by Trustees.

Section 6. Deals with plantings in front yard, etc. No vegetables etc. may be grown in front yard. Fences, hedges, walls, or enclosures must be approved by Trustees.

Section 7. Deals with topography etc.

Section 8. Trustees must approve poles, electric lines, water and sewer lines, etc.

Section 9. Nothing can be built in side lot, utilities easement. Electric service must be underground.

Section 10. Prohibits sale/mfg of liquor, spirits. No wells except for landscaping with the approval of Trustees. No advertising signs or devices without permission of Trustees. Only a real estate sign not exceeding 6 sq. ft. permitted advertising home sale or for rent.

Section 11. No animals, rabbits or poultry may be raised. Trustees reserve right to limit number of pets, dogs, cats, etc.

Section 12. No boats, trailers, motor coaches, or trucks larger than 1-ton pickup shall be parked in drive or street unless in garage and out of sight.

Section 13. No clothes lines, clothes, sheets, blankets, or other articles may be hung out.

Section 14. All dwellings shall have a "rustic cedar" mailbox and sidewalks. Changes to retaining walls designed to maintain trees must be approved by Lucas County Engineer and Trustees.

Section 15. No above ground swimming pools.

Section 16. Developer has right to set grade on each lot.

Section 17. All rubbish, debris, combustible and non-combustible waste and garbage shall be stored in containers entirely within the garage, basement in the rear or side of dwelling and NOT VISABLE FROM THE STREET IN FRONT OR SIDE OF DWELLING.

Section 18. Gives Trustees right to enter property to correct breach or violation of restrictions, to enter property and remove conditions and charge resident, and not face trespass charges.

Section 19. No lot can be split.

Section 20. Actual construction must conform to plan previously submitted and approved.

Section 21. All actions requiring approval of the Developer shall be valid if performed by his assigns.

ST JAMES WOOD TRUSTEE POLICIES

1. Only 2 or 3 rail split rail fencing approved. Side fencing must not enter set back line.
2. Anonymous telephone calls, emails, and letters will not receive a response.
3. Garbage cans must not be placed at curbside until 7 p.m. the night before collection and promptly removed from the curb the same day garbage is collected. They must not be permitted to remain in front of the garage door.
4. Trustees do not patrol the neighborhood looking for violations; however they will respond to those sighted in the normal course of travel or upon complaints registered by a homeowner.
5. Trustees will publish their telephone numbers and encourage calls. Legal issues will be referred to our attorney.
6. No garage sale, advertising, or any other type of sign is permitted in the public right of way (including entrance planting areas). Political signs must be in front yard. Graduation and other signs shall be permitted as long as they do not become permanent in nature. No signs in tree lawns.
7. Major alterations to dwellings must be designed to maintain the characteristics of the original dwelling. Check with Trustees first, before hiring a contractor for discussion, plan submission rules, and written permission.
8. Pet owners are responsible for removing their animals waste from the Park and all front lawns.
9. Legal owners of property are responsible for paying assessments and insuring their tenants are aware of the deed restrictions.

If you have any questions regarding the above summary, please call a Trustee for clarification. Due to length and size, Trustees will not provide copies of the above Deed Restrictions. They are on file at the Lucas County Recorder's Office where copies can be obtained.

Again, the above is just a summary published for your information and reference. See original documents for complete text.