

Winslow Matters

JANUARY 2024

Winslow Estates Condominium Owners' Association

WHO WE ARE

The Winslow Estates Condominium Owners' Association is an Ohio corporation consisting of the unit owners of The Meadows of Aurora. Winslow Estates Condominium Owners Association is a **Deed Restricted Community**.

COMMON AREAS

While each unit is a free-standing cluster home, the unit owners share equally in the ownership and maintenance of the common areas – everything except the unit itself including driveways and streets.

What this means to the unit owner is that you still need to have insurance on your unit, and you will have individual utility bills and taxes. The maintenance assessment you pay each month is used for lawn maintenance, fertilization and weed control, mulching, snow removal, trash and recycling pickup, pond maintenance, liability insurance on the common areas, legal counsel and any other costs required to maintain the common areas. Also, the association is required to establish and maintain a replacement reserve fund (Ohio House Bill 135/ New Senate Bill 61) for repairs or replacement of roads, driveways and other community property. Included in your maintenance assessment is a budgeted amount for reserves.

Remember while you own your unit (home), you do not own “your own” yard. The grass areas all fall into the common areas and are owned equally by the unit owners. Please respect our property and your neighbors.

LIMITED COMMON AREAS

Limited Common Areas consist of the area within 6 feet of the front and both sides of each unit and within 20 feet from the back of each unit. Within these limited common areas, unit owners are permitted to personalize “their” property within the guidelines of the Rule and Regulations of the association. This may include wood decks, patios, gardens, landscaping, etc. **Board Approval is required for any additions, deletions or changes.** When in doubt, call the Board.

EXTERIOR CHANGES

If you are planning any exterior changes, additions or deletions to your unit, be aware the Board needs to be informed of the action and **approval is required prior to implementation.** This includes outdoor sports and/or playground equipment. Failure to notify the Board may result in the removal of the changes at the owner's expense.

MAINTENANCE ASSESSMENTS

Monthly Maintenance Assessments are billed once per quarter and are DUE ON RECEIPT. A reminder will be sent each month until payment is recorded during the quarter. There is a formal policy for the payment of assessments. Failure to pay assessments by the last day of the billing quarter will result in an administrative late assessment. Continued non-payment will result in a collection letter, a lien on the property and foreclosure. Please read this policy thoroughly and call the Board with any questions. **The maintenance assessments for 2024 are \$165 per month and billed each quarter.** These fees may be adjusted periodically by the Board.

MAINTENANCE AND SERVICES

1) Mowing and Landscaping

Diggin Landscaping is the current provider for weekly grass cutting, weed control in mulch beds, general trimming, edging and clean-up. All flowers, annuals or perennials, need to be cared for by the unit owner. Please keep the grass areas free of any toys, pet accessories, pet droppings, debris or any other material that may interfere with the lawn mowing crew. Diggin is not responsible for damage to anything lying in the grass areas. Weekly services may be delayed or cancelled due to weather conditions. Contact John Stojak with any questions or concerns regarding work performed or left incomplete by Diggin Landscaping.

2) Mulching

Diggin Landscaping is the current provider for the annual mulching of limited common area and common area mulch beds. **Mulching will be done between May 1st and June 15th.**

3) Fertilizing and Weed Control

TruGreen/Scott's is the current provider of fertilizing and weed control in the common areas. There will be **4 applications in 2024 – Early Spring, Late Spring/Summer Mid Summer and Fall. Grub Preventative has been added for 2024.** You may or may not see flags indicating an application has been made. Exercise care with household pets if flags are present.

4) Trash Pickup and Recycling

Rumpke is the trash and recycling pickup provider for the city of Aurora and our community. Pickup is normally on Thursday. Trash and Recycling should be put out at the curb on Wednesday evening and cans and bins should be returned to the units no later than Thursday evening. **Trash Containers and Recycle Bins must be kept inside your unit, except on garbage days.** If a holiday falls DURING the week, pickup will be delayed one day.

Any large items such as couches, appliances, etc. require a special pickup and may incur an additional charge that is the responsibility of the unit owner. Contact John Stojak if you need this service.

5) Pond Maintenance

Pond Maintenance is provided by Aqua-Doc beginning in early May and through October. This includes treatment for algae, invasive grasses, colorant and muck biotics.

6) Common Area Liability Insurance

State Farm Insurance is the current provider of our Common Area Liability Insurance. Unit owners are still responsible for insurance coverage of their respective unit inside and out.

7) Snow Removal

Diggin Landscaping provided snow removal for the 2023-24 season. This will be reviewed in the Fall 2024 and awarded by the Board for the subsequent season. **Snow Removal will begin when snow reaches a depth of approximately 2" and includes streets and driveways only.** Sidewalks are the responsibility of each unit owner. Please move your vehicles off streets and driveways or the provider will not plow that area.

The Board chooses to not use salt on the streets to reduce and minimize damage caused by salt-use, extend the life of the streets and to control costs. These are private streets, and we are responsible for the repair or replacement of the streets. Salt may be applied at the discretion of the Board when extreme conditions exist.

8) Replacement Reserves

The Board has established a general reserve fund in conjunction with Ohio HB 135 / SB 61 for replacement and repair of streets, driveways, ponds, sewers, entrance sign and other non-regular maintenance without a special assessment to owners. The determination of the annual reserve funding amount is guided by a Reserve Study and Assessment completed in 2023.

9) Legal Counsel

The association currently has a service option and receives legal counsel from Kaman and Cusimano, Cleveland, Ohio. Our association documents have been updated to be in compliance with OHIO HB 135 and we are in the process of amending our By-Laws and Declaration of Condominium Ownership to reflect the new OH Senate Bill 61 changes to protect the Association and the Board. We work with Kaman and Cusimano to collect past due maintenance assessments from delinquent unit owners. Board member are encouraged to attend seminars conducted by this legal counsel involving matters of association management and law, collections and meeting planning.

THE ASSOCIATION MANAGEMENT

The Association is currently managed by the Board of Directors. This is an elected, non-paid position consisting of 3 Board Members. Each Board member serves a 3-year term, and 1 Board member is elected each year at the annual meeting held in the 1st quarter of the calendar year. The last Annual Meeting was held in March 2023. The current Board of Directors is as follows:

John Stojak, President, Treasurer
330-995-3440

Term expires 3/31/2025

Kevin McGann, Secretary
216-333-8672

Term expires 3/31/2026

Doug Hurley, Vice-President
216-970-2529

Term expires 3/31/2024

Any comments or concerns regarding association matters, including maintenance services should be directed to John Stojak, Kevin McGann or Doug Hurley.

The Board is also responsible for creating an annual budget, determining monthly assessments, managing service providers, collections of assessments and the day-to-day management of association matters. The Board attends seminars involving association matters and legal requirements. The Board also attends City of Aurora meetings, such as planning and service committee meetings as needed.

The Association website is for public use and contains many of the documents pertinent to our Association. The Declaration of Condominium Ownership, Amendments and By-Laws, Rules & Regulations, Maintenance Assessment Policy and Procedure, Winslow Matters, and Contact Information are currently posted. We will continue to add to this site to include additional important information. Please join me in thanking Murray Kristell for his hard work in assisting in this project.

NEIGHBORHOOD COURTESIES

- 1) Please be aware that we all own the common areas within our community. Each person is responsible for picking up after themselves, their children and their pets. The common areas should be kept free of trash, debris, animal droppings, toys, bicycles and other personal items. **Pick up after your pet; carry a pooper scooper or equivalent to pick up the piles your pet leaves behind.** We all appreciate a neat and clean-looking landscape.
- 2) Please keep your pets on a leash **or under control at all times.** If animals create a nuisance to others, you will be asked to control your pet or remove it from the Community.
- 3) We have many children in the community. **Respect the 25 MPH speed limit** and be aware of children at all times.
- 4) Please be aware that we live close to each other. Be reasonable and Keep the Noise Down after 10:00 pm and before 7:00 am.
- 5) **Share your driveways. Many units share common driveways. Please use common sense when parking your vehicle so as not to block the drive for others.** When guests come to visit, please ask them to keep the common drives clear for all. When parking on the streets, stay clear of fire hydrants, mailboxes and newspaper boxes as the mail carrier may not deliver if the boxes are blocked. Also, please avoid parking on either side of the street within 150 feet from the intersection of Winslow Drive and Winslow Circle as this is a high traffic area.
- 6) During snow removal season, cars left in driveways and on the streets will result in those areas left unplowed. Please attempt to park cars in garages or off the streets and common drives to allow for snow removal.
- 7) Please be aware of any damage done to our community as a result of builders, contractors, strangers, visitors or anyone else. Report this damage as soon as possible to the Board.
- 8) Be aware that our private streets and driveways are not intended to allow Semi-Truck traffic. **Notify moving companies and/or delivery companies that no Semi-Trucks are allowed on our streets** and to use straight trucks only for pick-up and delivery.
- 9) Feel free to pick up litter or other items in the common areas. Thanks for the community service.

This is your newsletter. Please send feedback and suggestions so we may continue to improve our community together.

John Stojak, President
Winslow Estates Condominium Owners Association
Cell# 216-272-2118
E-mail: jstojak@att.net