

The Woods, Estates and Sanctuary at Miami Trails

Homeowners Association

P.O. Box 552, Loveland, OH 45140

www.woodsandestates.com

MARCH, 2009 Newsletter

1. Results of the year-end voting – the 2009 Dues of \$285 were passed, and the C&R **Amendment to allow school Spirit signs was defeated** with 110 votes to allow versus the required 240 required to pass. **Please do not place any signs in your yard or windows.** as the HOA will have to send notices to first offenders and letters to repeat offenders from the HOA's attorney. No one wishes to have to start legal action against residents, but continued violation leaves the Board of Trustees no other option, per the By-Laws.
2. **The lawsuit filed against a member for operating a business** out of their residence is continuing. It is unfortunate that this had to happen, but as was stated at the annual meeting, the complaint was that the resident had several employees working daily for periods of time in the residence, with additional parked cars, traffic and such, making it harder for other residents to enjoy the tranquility and appearance of their neighborhood. While having an office in the home is not a violation of the C&Rs by itself, having customers or employees or shipments of materials to/from the residence is a violation, along with any holiday boutiques or jewelry sales and such that are advertised to the public. Infrequent private parties at homes where items might be offered are not considered a violation as long as they don't decrease the enjoyment of the neighborhood for other members.
3. It's springtime, and if you are **planning to construct any walls or fences** (4 feet maximum height) or additions to the homes (nothing freestanding), then be sure to **submit your plans for approval** to the HOA prior to starting construction. Landscaping (without walls) or childrens' playsets (no storage capability allowed) do not need HOA approval, but always be considerate of what your neighbors will have to look at or be near. Consult the C&Rs on the website at www.woodsandestates.com for details.
4. **Mailboxes may need to be replaced** or repainted after the winter weather, and the C&Rs require the standard design – this means a black metal large (Rural) mailbox on the standard white post, and no variations are allowed. Mailboxes can be obtained at some Lowes, or from Mailboxes By Design (625-1409). Currently replacement of the entire post, box, numbers and labor is \$245. No plastic mailboxes or different sized boxes are allowed, and any resident having one should replace it promptly to avoid being “not in good standing”, which makes them ineligible for pool passes, voting, etc., and ultimately will lead to legal enforcement. Real estate studies have shown that standardizing mailboxes in a community increases the attractiveness of the neighborhood and increases property values and saleability.
5. On the subject of mail, the Miami Township Police apprehended an individual from Wards Corner Road who was **stealing outgoing mail from residents' mailboxes** (not in our subdivision), and forging and cashing any checks they found. Police now recommend not placing any letters containing checks in outgoing mail, and to drop them off directly at the Post Office. You might also want to review what mail you have coming to your mailbox for the possibility of identity theft from the contents, and perhaps move those to internet or e-mail instead. If you do place outgoing mail in your mailbox, you might consider NOT raising the red flag to alert potential thieves. Of course if you notice any strangers poking around mailboxes, get a license plate and descriptions and call 911 immediately.
6. **The pool is scheduled to open on May 16** this year. Shortly, new grates around the bottom drains are being installed to comply with a new Federal law requiring them so that swimmers with long hair do not get caught in the drain by the water flow, with possible drowning as a result. It will cost over \$8000 total to do this for the large and baby pools. New 2009 Pool Passes will be sent out to all members in good standing with the new Directory in early May.
7. **Streetlights – both replacing lamps and broken lamp posts and lamp fixtures** are now the responsibility of Duke Energy. Call them at 421-9500 (option 4, then “0”) with the address nearest the streetlight.
8. The HOA has learned from the Clermont County Storm Water Management Division that the **HOA is responsible for maintaining eight detention basins in the neighborhood** – on Ridgewood across from Red Hawk, at the end of Miamilake on the right side, at the dip at Ridgewood and Cedar, at the back right at Eagle View Court, in the middle of Jenna, and three in the area of Deerview near Deerview Court. The basin at the end of Ridgewood in Loveland (Sanctuary lots) is the responsibility of the City. HOA members will be visiting the sites when the weather gets better to review where the easements are for maintenance access, and when the details are known we will add the information to the website. Maintenance consists of clearing the intakes and pipes from debris, to allow the pipes to drain the collection basins at a slow rate so that during heavy rains the runoff water does not wash out the creeks and cause flooding downstream.
9. As always, **your questions** can be sent to HOA@cinci.rr.com, or information may be found on the website www.woodsandestates.com

