

WESTFIELD WIRE

Volume 1 Issue 1 August, 2005



Welcome to the first formal newsletter for Westfield Park. Please note the following items of interest.

- ? July 12th meeting recap
- ? Additional Fee Requested
- ? Explanation of annual fees
- ? Social Committee
- ? Finance Committee
- ? Compliance Committee
- ? Other happenings

Meet the Trustees and Committee chairs

Board Members

Debbie Hohman, Trustee
debbhohman@aol.com

Tom Longo, Trustee
hdfaboy@aol.com

Bob Stone, Trustee
ogden@apk.net

Committees

Eric Miller, ADR
edogrules@yahoo.com

Brian Riordan, Finance
bjriordan@cox.net

Steven Black, Newsletter
Barbara Luzader, Newsletter
sblack0518@wmconnect.com

Ed Hausknect, Oversight and Compliance
roofdynamics@cox.net

Social Committee
We need a volunteer??

Ed Gray, Web-site
freshgrass@gmail.com

Tom Hartwick, Web-site
thartwick@cox.net

JULY 12TH MEETING REVIEW

PLEASE VISIT WWW.WESTFIELDPARK.COM AND CLICK MEETINGS FOR A COMPLETE MEETING RECAP

A meeting was held on July 12th with the board of trustees and committee chairs.

The first topic discussed is the need to get approval for all home improvements and modifications to the exterior of our properties. Downloadable rules and regulations can be found on the website for everyone to review.

The importance of getting approval revolves around the need to make sure you are in compliance with the city and the regulations of the Homeowners Association (HOA). Current violations in review consist of fences, landscaping, tree installation and encroachment.

The Oversight and Compliance Chair committee has set a date of October 1, 2005, to consolidate two areas from the Declarations and the design standards as recorded in the Declarations into one ADR standard. This is the one currently on the website. It was approved and accepted by the board on May 9th. This document can be changed by the board without having to go to the members and does not have to be recorded with the county.

WESTFIELD PARK VS RYAN HOMES EXPLANATION OF ADDITIONAL ASSESSMENT

The Ryan Homes appeal was received by Steven Ott, attorney, on July 12, 2005. Ott has requested that a bond for 1.22 million be set up by Ryan Homes.

The total legal bill for the Water and Sewer Assessment for 2005 is estimated to be \$20,000. The amount of \$13,000 has already been paid to the attorney. It is estimated that \$6,500 additional

The fence is in need of repair. Plans and projected dollars needed were given to the board for review.

The finance committee is reviewing the amount of funds needed to make it through the year. Additional assessments will need to be distributed to homeowners to make up the deficit.

The water and sewer assessment was discussed see the article below showing the status of the lawsuit.

Other items discussed included a sign being replaced at the soccer field with "No Pets Allowed" and a muskrat problem around the retention pond. The board is working with Ryan homes to complete all concrete repairs, sewer clean-outs and reseeding the common areas. It was also discussed that homeowners will not be able to deal directly with BFI/Allied Waste Collection. Due to the way our community is set up, BFI will only deal with the trustees for trash collection.

One possible solution to the budget is that all homeowners need to pay all yearly dues and

will be needed for the remainder of the year. With \$3000 to carry over into 2006.

Therefore, to cover the remainder of the bill, all homeowners were assessed \$150 additional on August 1, 2005 to be paid by September 1, 2005. If you have a burden or a hardship and cannot pay timely, please contact the board of trustees to make pay-

assessments. Currently, there is approximately \$6,000 outstanding yearly fees. If you cannot meet the current due dates, please contact a trustee to make arrangements for payment. It was suggested that we need to look at spreading out the payments so homeowners are not burdened all at once with high payments. The committee will discuss if this is feasible with the budget, but no decision has been made at this time. Hence, the Declaration clearly states that the annual fees are due January 1st and not later.

Hence, Steve Black and Barb Luzader attended and agreed to put together a monthly newsletter to inform residence on a timely basis of any developments in the community. Their e-mail address is sblack0518@wmconnect.com. Please feel free to e-mail them with any interesting stories, upcoming events, or just provide feedback.

**NEXT PROTEST
SCHEDULED FOR
AUGUST 27TH
TIME AND
PLACE TO BE
DETERMINED!
WATCH YOUR MAIL
THIS WEEK FOR
DETAILS.**

ment arrangements. E-mails for the trustees are listed to the left of this article.

Thanks to everyone for continuing the fight and understanding how important this win is to the community.

WEB-SITE

We would like to thank Ed Gray and Tom Hartwick for the excellent web-site. In fact, you may want to check out some great pictures of our community. Please check it out at WWW.WESTFIELDPARK.COM.

MEET THE TRUSTEES



DEBBIE HOHMAN



TOM LONGO



BOB STONE

Since we have now met the trustees it is your turn each month to ask them a question. E-mail all questions to sblack0518@wmconnect.com.

Stay tuned for the answer to next months question.

"Why can't we fish in the pond?"

SOCIAL COMMITTEE UPDATE FROM DEANA AND DINA

FINALLY!

There will be a block party on Saturday, September 10, at 6:00PM. We will be meeting on Bentley Drive.

Please bring the food you would like to grill, a side dish and beverages. If you prefer, drop off \$5.00 (per family) to Dina Behlke at 8561 Westfield Park Dr. prior to the party.

RSVP's are needed by Aug. 30 to 440-427-8077 or djmpr@cox.net (Dina Behlke).

Anyone wishing to make a donation please call Deana Harb at 440-427-8531 or deana528@cox.net. Companies who donate will have their logo in the next Westfield Wire issue.

Alcohol at this function is not sanctioned by the HOA due to liability issues.

Thank you Deana and Dina for planning the Block Party!

HELP!

We are in need of a person to head up the Social Committee and additional volunteers to help out. Please contact a trustee if you are interested.

FENCE REPAIR

What needs to be done:

36,000 square feet of surface area needs to be weather proofed in the exterior perimeter.

This is not an easy or cheap process. Volunteers can defray the cost of the project, however determinations need to be made on what products to use and who will apply them. The committee is looking to do this in September.

Possible further assessments will be needed for the sealant, brushes and sprayers etc.

Volunteers please contact the HOA, newsletter, web-site or

Ed Hausknect, Oversight and Compliance
roofdynamics@cox.net

LANDSCAPING

FROM OVER-SITE COMPLIANCE COMMITTEE

As the heat from the summer slowly slips away, the time to plant trees, shrubs and grass emerges. All the homes have finally been built although, some still need final grading. Now is the time to start planning yard landscapes. Please remember the following design standards each home agreed to when they purchased a home in this development.

- ? Each dwelling shall have a landscaping package with a retail value of not less than \$800. Said landscaping shall exclude the cost of the grass or sod and is meant to provide for trees, shrubs, and flowers around the dwelling.
- ? At least one tree of 2 inch caliper (thickness) measured one foot from the ground shall be planted in the front yard of each dwelling. Remember this tree must be planted a minimum of 17 feet from the curb so that the roots do not infest the underground utilities.
- ? Said landscaping shall be installed within 90 days after Builder's closing with home buyer unless the weather is prohibitive in which case it shall be installed as soon as weather permits.

We look forward to fulfillment of these standards by October 31 unless reasonable explanations control the situation. As a community we should encourage landscaping ideas with each other, some people just have that knack for design (or just a green thumb). Besides, here's a positive topic to chat with a neighbor instead of all the negative stuff we deal with on a daily basis! Remember, landscaping truly enhances the entire neighborhood and supports our property values. Thank You!

SIGN REPAIR

This is to let everyone know that destroying signs does nothing for the community. The community has to replace the signs and this is costly. Please keep the fees down by not destroying community property.

FINANCIAL UPDATE

The Web-site has a link, but it is a private forum for the residents of Westfield Park to receive financial information. If you want access please contact the webmaster at freshgrass@gmail.com or hartwick@cox.net. Please provide your name, user name and address. We will verify the address and grant you access. Due to the sensitive nature of these documents we are requiring user validation

Did you know?

HOA Fees Explanation per household for 2005

Snow Plowing	\$ 70.00
Landscaping	\$ 102.00
Pond	\$ 12.00
Trash Removal	\$ 155.00
Utilities	\$ 46.00
Trustee Legal Advice (not related to lawsuit)	\$ 28.00
Misc	\$ 9.00
Total Annual Fees and Assessments	\$ 422.00