

**ORANGEWOOD HOMES ASSOCIATION, INC**  
**PO BOX 22845**  
**BEACHWOOD, OH 44122**

**Board Meeting, October 2024 minutes**

- **10/7/24 Attending:** Seth, Lois, Casey, Dan, Linnea, Ira  
**Missing:** Russ, Gerry, Jim
- **Financial report**

\$2k outstanding for dinosaur and bike rack.

\$600 outstanding for tree removal.

May be one more outstanding expense for putting up the nets.

Put Pickleball & Tennis under Capital Improvements. Should this be under playground? We don't plan to move this.

Budgeted ~\$52, spent ~\$62.

We're now spending \$40/month for scheduling software. Will go down, when it's turned off for season. Needs to be added to website budget.

**Make it \$400 for year.**

We may have never changed the budget for landscaping when the costs went up. 2024- 10 payments of \$2912 - \$29,200. Made 7 payments this year. Went up \$7k when we had to switch landscapers. **Will update the budget for 2025 to \$30,000k.**

(\$2426 a month for 12 months of 2023 (\$29712).)

Lois to call and verify.

Lets move Capital Improvement for Lander plantings to Landscaping Repair.

Pickleball courts came in over budget because the nets were more expensive due to change to non-permanent at the installer's advice.

What is realistic that we will spend in 2025? Expecting roughly \$60k. We collect about \$54k annually. We lose \$6k of our reserves.

We will probably need to raise dues at some point. That said, we will not be touching the tennis courts for years.

Need a 5-10yr capital plan as the main reason for estimating.

We discussed options for putting in trails to connect streets.

In 2017, a list was made. Lois to send out the old list of ideas to discuss.

Annual meeting- Ryan Rivchun did work for standards of home maintenance and Code. He hasn't charged us yet.

- **Landscaping report**

- Report of meeting of old White Oak tennis court area committee
  - 5 community members met to discuss. Whole discussion was more about trails because folks would prefer to see more trails rather than changing up landscaping here.
  - Sought to get a full map of owned land and where we could add routes. Like the Beachmont Trl bridge, or putting bird blinds in other places. We probably don't need to build our own nature trails, but connecting streets would be grand.
- Update on trees
  - 4-5 dead trees at lander entrance. 6-7 dead trees on the trails. 1 big tree near wild cherry oval, where if it falls, it will fall on a fence.
  - Wild Cherry used to have a playground on it. But that's gone. That could be an idea for capital improvement.
- Brick wall at Lander entrance -- Orange village built that wall, but the landscapers have bumped the last two bricks out. We reached out to Orange Village for maintenance, and they said they would fix it this time, but moving forward, it is our problem officially.  
If landscapers damage the wall moving forward, we will reach out to them.

- **Discussion: Board**

- each board member needs have an office or be active on a committee
- no individual acts on their own – board makes decisions
- processes must be followed
  - Standards of Home Maintenance committee we need 3 members. It's a quick process to go out, take pictures, and log the complaints. Debate in the email back and forth 5-10 min.
  - Dan: Is 11 board members the right number in the committee? It is part of the COR, which would require a vote.  
In the past, we haven't actively replaced people. At the next annual meeting, we ask if anyone wants to join.  
Ira: Happy to have people on the board if they want to participate.

- **Discussion:** How do we inform all homeowners of their responsibilities relating to the Architecture Board of Review and the SHM.

- Bob McLaughlin, OV Building Director is going to try to make sure anything that goes to the village will also be communicated to us.

- Political signs max of 8 sqr feet per OV
- We should include the reminder for Architectural Review at EOY mailer.
- Let's put a reminder in our email blasts. A quarterly reminder.
- **Discussion:** tennis lessons
  - Lessons are still ongoing. But we haven't had an email complaint come through in the last year.
  - As residents, we can call the police when it's happening (trespassing), but otherwise we're limited.
  - Going to send a letter warning.
- **Discussion:** Wild Cherry playhouse and zip line
  - We asked them to remove
- **COR/SHM**
  - When these are changed, how do neighbors know? Any notice given to them / can they find it somewhere?
    - We need to have a change log for all changes. Not just an old and new copy of the files. But if lines are changed, removed, or added, we need a summary.
  - Orange Village has no law on sign language. They do have size limits. Discuss flag v. sign
    - No restrictions in Orange Village about the content on the sight.
    - We have the right as a board to make signs more restrictive. "No hate speech / profanity".
    - Lois makes a motion to add language about signs. Linnea seconds. We have a quorum. Unanimous decision to approve. "Signs that would threaten or contain profanity are prohibited." **Seth to add this to the SHM.**
- **Architectural Review discussion**
  - need language for people who don't go through architectural review process (in past year: 2 houses painted, one addition)
  - Can we fine them?

- When we notice something, we can call the city to confirm. If we say something wasn't approved by the Architecture Board, we can halt.
- Can we add language to the Architecture docu about "If you do not go through this review, you are subject to a fine (up to X) or an injunction against construction.

Ira to look at the document and mock up where the language could lie.  
Table discussion for a month.

- **Raise late fee for 2025**

- It is currently \$20, with no time limit. Let's do \$50 after March 1st, and \$100 after July 1st. (2024 had everyone collected by June, but required a lot of effort.)
- Seth makes a motion. Casey seconds. Unanimous vote.

- **Property complaint status:**

- Complaint come in through the website, and it can be anonymous. 30 days to fix it, or let us know why it cannot be fixed in 30 days.  
Board members can file anon complaints about other board members at this time.  
If report abuse begins we will have a discussion.  
All complaints go through orangewoodneighbors@gmail.com.
- Send out an informational email to the rest of the board for action or inaction every month.
- Casey to join the committee.
- 4 letters sent 9/30
  - 3920 E Meadow – weeds
  - 3918 W Meadow – weeds
  - 3929 Beechmont Oval – fence not painted uniformly
  - 3969 Orangewood – damaged driveway
- Warning letters sent to 2 properties:
  - 3950 Orangewood – changed house color, no approval
  - 3950 Beechmont Trail – changed house color, no approval

- **New Business**

seth will put up signs to identify pickleball courts 1 & 2

- Street lamp on Beechmont Trail - Casey to contact the village about changing the color temperature to make it less blinding.
- Meet again November 18th, 7pm. Primary discussion around Architecture Review board message.