

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

April 24 2025 Meeting via ZOOM

Attendees: Lois, Russ, Seth, Jim, Gerry, Casey. Not in attendance: Ira

- Financial
 - Around 13-14 homeowners who haven't paid dues
 - Let's revisit the rules for next year to do late fees at April/May instead of July. Lois sending out letters now, with pending \$100 late fee in July.
 - Jim motions. Starting 2026, \$50 fine for missing March date, and \$100 for missing May 1st. Reminders are email & two letters. Casey seconds. Unanimous.
 - Close to \$8-10k extra that we can put towards a project. Bringing in \$75k and \$60k expenses slated right now. We can also put it into reserves.
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- Playground/tennis: spraying, gaga pit, wind screens
 - Seth arranged to spray for insects at the playground again this year. Believes they came 4/24, and will keep an eye out for the bill. Need to make sure the tennis poles have been sprayed.
 - Gorgeous gaga pit has been installed by Seth!
 - Both wind screens have seen better days. Screen near West Ash tends to stay up better than the other, but will need to be replaced in the next year or two. The other needs to be replaced now. The pickleball courts don't have a screen protecting it. The screens are meant to cut down on cross wind to help provide a cleaner playing area.
 - Bid from McHenry Landscaping to fix the field. Around \$9k to put in drain tiles and make the field playable.
 - Nothing from landscaping yet, though it's early season. Mulched in the last week.
- SHM complaints
 - Resolved: 3921 White Oak, innertubes

- Resolved: 4079 Owood driveway
- Resolved: 3918 W. Meadow weeds
- Discuss: 3909 and 3939 East meadow driveways - No violations found.
 - What is the threshold for replacement? - Hazardous state, eyesore, poorly maintained. The committee will weigh on a case by case basis.
 - Will we alert the reported homeowners? - Not at this time.
- In process:
 - 3929 Beechmont fence, new owners, new letter sent – Will be sent a new letter stating the fence was scheduled to be sealed this year.
 - 3920 E. Meadow weeds – Letter was returned to sender.
 - 4079 Orangewood driveway & common prop. – Letter was returned to sender.
 - 3989 East Ash, leaves/branches on common prop.
 - 4069 Orangewood broken fence
 - 4109 Owood, leaves/branches on common prop.
 - 3992 White Oak, encroachment
 - How do we want to handle encroachment issues? We will send a letter stating they're encroaching on common property. They'll need to pay survey costs should they lose in court.
 - Can Ira draft a letter for them to sign saying the homeowners are being granted permission to maintain the land (mulch, weed, etc), but that the homeowner association can take the property back in the future. So, require the homeowners to sign, and if they refuse, we'll have to sue.
 - It's something like \$13k to survey our lot in this case . Much less expensive for a homeowner to survey their own lot, but the HOA is unable to do that ourselves. Need to ask Ira who owns the burden of proof for surveying.
 - Or, we could plausibly sign an agreement for an easement on HOA property we're not using, and if they go further then we'll have to take legal action. Can we put up fences on our side of the property?
- Orangewood signs – how to clean?
 - Orangewood entrance - Seth can potentially bring the pressure washer over to help try to give it a clean. Though the mortar is having some degradation. It's portable and battery operated.
 - Can try applying some "Wet and Forget" as well to clear off the mildew. Can purchase off Amazon for \$18.

- Harvard entrance - Not sure how to get water over there for the portable pressure washer.
- Do we need power washing guys to clean the gazebo this year?
- Need annual meeting date. Need new signs.
 - Usually in May/June on a Monday. Monday June 9th target. 16th backup. 7pm. Lois will contact the mayor about dates.
 - New signs need to be purchased for the entrances. Seth to arrange.
 - Plus an e-blast leading up to the meeting.
- New Business/Capital improvements
 - Russ got a quote for blacktopping from White Oak to West Ash. Empire quote was \$12k. We were unable to get a 2nd bid last time we tried. We can try to negotiate a \$10k budget - Seth to follow up. We'll look at the shorter path and get quotes for the longer path.
 - Lois to call the city and ask who's doing asphalt service for them to see if we can tie in to those plans. (Or concrete.)
 - Bid to fix the ball field - \$9k
 - Some discussion around the capital improvement ideas documented in 11/18/24 meeting minutes.
 - Let's discuss quotes in June.
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