

# ORANGEWOOD HOMES ASSOCIATION, Inc.

P.O. BOX 22845  
BEACHWOOD, OH 44122

[WWW.ORANGEWOODNEIGHBORS.COM](http://WWW.ORANGEWOODNEIGHBORS.COM)

December 18, 2024

Dear Fellow Orangewood Homeowners,

What a productive year for our Orangewood neighborhood!

First of all, we approved the Orangewood Standards for Home Maintenance in August. Together with the Code of Regulations that we passed last year, we now have up-to-date policies and procedures to better manage our development. These are so important that we deemed it necessary to enclose copies to each homeowner. Any future updates will be posted on our website. We would like to thank resident Ryan Rivchun for his help with all of our legal documents over the past few years.

Landscaping changes:

- The tennis and pickleball courts were refurbished and new nets were installed.
- Enhanced the Lander entrance with pachysandra plantings.
- Replaced the broken dinosaur and installed a new bike rack at the playground.

We also spent considerable time reviewing our capital structure and designing a long-term plan to improve living in our development. We have created a list of capital improvement projects for consideration. We are now designing a survey to get your input on these projects to help us prioritize these projects. The survey will be distributed via email in the near future. Viewing our plans and considering our net loss over the past few years, the board voted to increase our dues to \$350 annually beginning in 2025. We have not raised dues in 12 years, and our costs have increased significantly since then. This additional income will allow us to meet our expenses and to build a reserve for unexpected repairs to our assets. The late fee structure has also been revised. See the invoice below. As always, we appreciate your prompt payment!

We have begun sending out quarterly newsletters. If you have not received them, **we need your email address**. Simply go to the website 'News and Updates' tab and sign up! **This will be the primary way the board will be communicating with homeowners from here forward about anything happening in Orangewood**. These newsletters will also inform you when we make any changes to our Orangewood regulations.

Also, remember that we have an Architectural Review Committee – any addition or change to the exterior of your house must follow our review process. On the website 'Documents' tab you can find the details for this. In addition to any approval by Orange Village, all exterior changes to your property or house **MUST** be approved by this committee or fines can be assessed.

We appreciate your efforts in maintaining your property to professional standards, and we have a few reminders:

1. Remember, tree branches, leaves and grass clippings are not to be dumped on any common property or streambed by you or your LANDSCAPER.

2. Please put out garbage receptacles on Sunday night and not before. They must be placed by 7 am on Monday morning.
3. Please pick up after your pets.
4. The board encourages all homeowners to use and enjoy our common property and trails for recreational purposes. Homeowners are reminded that no one is permitted to use Orangewood common property and amenities for the purpose of making money (charging for an activity or lesson).

The invoice below is for your 2025 Orangewood Homeowner dues. If you have already paid this electronically, please disregard this invoice.

You can mail a check to our PO Box, OR, **YOU CAN PAY THIS ELECTRONICALLY THROUGH PAYPAL** on our website. Simply click on the tab 'PAY YOUR DUES' and follow the instructions (make sure to enter your name and address – that's all we need.) DO NOT PUT THE WORD 'DUES' in the notes section (it causes us to be charged \$10). The Paypal option is free. If you use a credit card you also have to pay a fee of \$10.

We look forward to seeing you at the annual spring meeting. You can stay informed by reviewing the minutes from our board meetings on the 'News & Updates' tab on our website. In the meantime, if you have any concerns, please do not hesitate to contact any of us. Our contact information is in the Orangewood directory.

Sincerely,



Lois Wiesbrook, Executive Director, Orangewood Homes Association, Inc.  
[orangewoodneighbors@gmail.com](mailto:orangewoodneighbors@gmail.com), 216-577-7374

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## 2025 ANNUAL DUES INVOICE

**\$ 350.00 DUE UPON RECEIPT**

**PLEASE NOTE NEW LATE FEE STRUCTURE BELOW**

*Payments received after MARCH 1 will accrue a \$50.00 LATE FEE*  
*Payments received after JULY 1 will accrue a \$100.00 LATE FEE*

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