

ORANGEWOOD HOMES ASSOCIATION, INC

PO BOX 22845

BEACHWOOD, OH 44122

Board MEETING June 26, 2025 AGENDA

Attendees: Ira, Seth, Casey, Linda, Russ & special guest John

Not in Attendance: Lois, Gerry, Jim

1. Review COR
 - a. 5312.05 of Ohio Revised Code for HOAs: To change the COR, you need a vote of 75% of voting members. We plan to keep language requiring a member vote to change the COR, but need to edit to align with Ohio code.
 - b. Thank you to John for spending time with us to go the COR from the neighbor perspective!
2. Update on Committees
 - a. Seth has had meetings scheduled with anyone interested in committees! Just getting face to face!
3. Solicitation question
 - a. Question if we could put out a “No solicitation” sign at entrances to the community. The city has no solicitation rules
4. Street Lights
 - a. The mayor had mentioned adding more street lights on the main drag to better illuminate the street. We’re modeling after Beachwood, but will wait to see what types of lights we would use (eg, solar can be very bright in summer.) This is a year out at least.
 - b. At least one neighbor has followed up with negative reaction.
 - c. If the existing lights are broken/out, the city needs to come and fix.
5. Lawns

- a. Our rules are subjective currently. Eg “lawns must be neat”. We need a way in our SHM to be more specific about needs.
 - b. For example, edging requirements around paths, beds, drives, etc. The village is quite lax in their requirements.
 - c. We can look into what length is considered too long for lawn.
 - d. Members from the village do drive biweekly to put notices to offending properties with long grass, but we also get complaints from homeowners which need to be triaged by the HOA.
6. Welcome letter to website
- a. Going to put a general welcome letter on the website. Can include a link to Facebook group as well.
 - b. For website, plan to remove personal email addresses from the website and direct to the orangewoodneighbors email.
7. Buy/Sell on Site
- a. Board has no intentions of building or hosting a platform for this, and suggest utilizing the Orangewood Facebook group.
8. August Meeting Arch Review with Irv and Eli on Aug 15
- a. Going to spend time updating the architectural review manual to better place standards that the review board will align to. (eg, are solar panels supported, what types of roofing are allowed, what colors of roof are supported, what type of fencing is required when facing the street, etc.)
9. 4002 White Oak - Wood Chips
- a. There is damage being done to common HOA property and neighbors due to changes in grading.
10. 3890 Wild Cherry - Anqi
- a. Dispute resolved
 - b. Upset we took pictures of his backyard
 - c. Stumps

11. Other violations

12. 4002 White Oak

- a. Wood Chips

13. 3890 Wild Cherry - Anqi

- a. Dispute resolved
- b. Upset we took a picture of his backyard
- c. Stumps
- d. Other violations

14. Minutes Approvals

- a. Minutes from 2025 Annual meeting
 - i. Ira motions. Russ seconds. Votes: unanimous.
(Plus Lois by email.)
- b. Minutes from 6/16 Board meeting (post Annual meeting)
 - i. Ira motions. Russ seconds. Votes: unanimous.
(Plus Lois by email.)

15. New business

- a. Going to create a letterhead for sending official HOA letters.
 - i. Members approve \$50 for printing and design costs. Ira motions, Casey seconds. Votes in favor: unanimous.
- b. Seth to get a quote for printing off postcards that we could use for alerts (like annual meeting notices)
- c. Need to make sure the insurance knows the current board members. Seth to follow up at Lois about how we do that.
- d. Should we include names and addresses in meeting minutes?
- e. It's important to know if a violation is being made as a community. But we can tailor the level of notes.