

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

**Board MEETING August 15 2025 AGENDA**

Attendees: Casey, Lois, Seth, Linda. ARB members Irv & Eli.

Not in attendance: Russ, Ira, Gerry, Jim

1. COR Posted to website
  - i. No quorum for 8/15 meeting. Will send out reminder for next meeting.
    1. Next meetings Mon 9/15, Wed 10/15, Mon 11/17. 7pm.
  - b. Comments from community
    - i. “Declarations of covenant & restrictions” refer to original bylaws on the website
2. Update on field
  - a. They put in 6 french drains across the open space. Area has not been seeded yet.
  - b. They’re meant to fill in the ditch up to the fence.

Waiting for another visit.

c. We've paid half now.

3. Dues

a. One household still outstanding on dues. Letter has been sent regarding lien. They were extended a 30 day grace.

4. Parks Committee Survey

a. Tabling discussion until next meeting.

5. 4049 Orangewood Dr

a. Tree Branch - fallen branch from community property. Hauled off and cleaned up.

b. Bush - Bush on community property that slightly obscures sidewalk view. - If it's a burning bush, it can be trimmed down significantly. Seth will reach out to Russ to talk to the landscapers and get a quote (or we'll do it ourselves later in the year when it cools.)

6. Lost item email - Didn't hear back if the item turned up, but hopefully.

7. ARB

- a. Solar Panels discussion
- b. Review Design Manual
  - i. Page 7: Fences. Front facing the street should be more decorative, but other sides are less pressing. We need to standardize our materials as listed in the Design Review Manual.
    - 1. The fence height needs to be revisited to make sure it aligns to the Village.
    - 2. Definitely no chain link facing the street.
    - 3. Seth to review Village rules and put together a statement for the board.
  - ii. Solar Panel - if the city would approve additions, then that's fine with us. We will delete the ending of 1.4.5 starting with "however...".
  - iii. Someone has asked about allowable materials for roofing. (Metal roofing, in particular.)
    - 1. Roofing needs approval (bottom of page

4), but we should put a 1.4.7 section elaborating that standard roofing materials are allowed. Lois moves, Seth seconds. Seth to review village ordinance.

- iv. Mailboxes - we've had to mail out about mailboxes in disrepair before, so we should make sure we're covered.
- v. We need to revisit the COR document with regards to enforcement.
- vi. Final page of the ARB document needs to be updated to refer to [orangewoodneighbors@gmail.com](mailto:orangewoodneighbors@gmail.com).

c. Open issues

- i. New request to build a shed that will be a foot or two away from property line.
  - 1. Has been submitted to the city for approval.
  - 2. If there is a variance issue, Orange Village will notify impacted neighbors. If

no variance issue, the board does not notify.

- ii. Homes where the grass is encroaching on the recreational trail. 1 home was recently trimmed, but two outstanding houses that take care of their own lawn, but don't edge. Encroaching 6" into the trail. Causing grass to grow in the cracks will cause deterioration.
  - 1. Building dept goes out every 2 weeks to cite grass height. 8" is city rules.
  - 2. In the SHM, we do have rules about grass and lawn maintenance. The two houses were previously cited.
  - 3. This is the homeowners responsibility to trim, as the trail is on their property.  
Need to review COR to make sure clock is not reset every time the same complaint comes up in a few months.
- iii. New business: 3880 Beechmont - Deck is very old. They went to the city about tearing it

down and rebuilding it in the same footprint. They were informed that it's 3 feet over the setback line and will require approval from the HOA since it is technically a "new" build. We will advise homeowners to apply to the ARB so we can move through the process.

8. Mayor Update 4002 White Oak

- a. Mayor and Davey Tree went out to review. Bob still working on the report.
- b. Lois is going to check into different survey options.

9. Financials

- a. We've paid for the path paving.
  - i. 5 homeowners have requested paving to Laurel Circle. We'll add it to a future project wishlist.
- b. Half paid for the field drainage.
- c. One household still owes dues: Bernie Vaysenberg at 3942 White Oak.

10. New business

- a. First Meeting of the HOAs happened in the

community. Very informative about sharing companies we've worked with (like landscaping and snow plowing), and starting building lines of dialog about how different communities have approached problems or sought bids.

- i. Biggest question that came up for Pepper Pike - Heritage Classical Community that moved in is applying to change the landscape. Like building a private road (egress to Chagrin Blvd.) Also removing a lot of trees and putting up a lot of buildings. There is very little information online for these changes.

1. Landerwood Glen mentioned this, as they border the property. But it's basically everything that Pepper Pike voted against last time.
2. Oranewood has no control over this, but we promised to mention it.
3. Was made clear that information

discussed was based on opinion and not on any documentation available on Pepper Pike website

- b. Review SHM about adding a line about recurring issues of the same type and how we can deal. Discuss at next board meeting.
- c. Storage of HOA documents - we're going to digitize old originals and centralize storage.