

# ORANGEWOOD HOMES ASSOCIATION, Inc.

P.O. BOX 22845  
BEACHWOOD, OH 44122

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

November 15, 2025

Dear Fellow Orangewood Homeowners,

What a productive year for our Orangewood neighborhood! 2025 was marked by significant steps forward in amenity improvements, policy implementation, and communication. We thank you for your commitment to our community.

## Policy and Community Development

This year, the Board was focused on formalizing our governance and increasing community participation.

- **Official Documentation:** The updated Code of Regulations (COR) was successfully posted to the website in August, ensuring all residents have easy access to our governing documents.
- **Community Engagement:** We have seen excellent participation, including increased attendance at our Annual meeting and development of committee work. We are actively working to get more of you involved!
- **Professional Communication:** To improve our official correspondence, the Board approved the creation of a dedicated HOA letterhead, enhancing the professionalism and clarity of our communications.

## Amenity and Infrastructure Improvements

We prioritized the maintenance and enhancement of our beautiful common properties.

- **Park Drainage Project Approved:** Following careful review, the Board unanimously approved a major landscaping project to address drainage issues in the park (field) and the creek, the low area near the garage can. This work includes extending the drain pipe, installing a French drain, and re-leveling the ground to mitigate future flooding—a significant investment in the usability of our park.
- **Quick Maintenance Response:** When the park area required immediate attention in October, the Board took quick action to ensure the area was cleaned promptly and is continuing to monitor it. We also quickly addressed and resolved resident issues, such as clearing a tree branch and bush removal.
- **Paving Trails** - trail from White Oak to West Ash was paved.

## Communication Enhancements

Improving how the Board communicates with you, our residents, remains a top priority.

- **Email Improvement Initiative:** We have begun an initiative to improve our email communication methods, aiming for greater efficiency and reliability in reaching all homeowners.
- **Website Onboarding:** We are continuing to update our general welcome letter and to include it on our website to better onboard new neighbors and direct all residents to the essential community resources.

- **Transparency:** The Board is proactively gathering information from other local HOAs to ensure our procedures for making documents available to residents remain transparent and best-in-class.

## Reminders

- 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).
- Please pick up after your pets.
- The tennis courts will reopen in the early spring.

You can mail a check to our PO Box, OR, **YOU CAN PAY THIS ELECTRONICALLY THROUGH PAYPAL** on our website.

1. Click on the tab 'PAY YOUR DUES'
2. Click the link ([paypal.me/orangewoodpaypal](https://paypal.me/orangewoodpaypal))
3. Select the "Send" option
4. Enter \$350 in the amount field
5. In the Note field enter your name AND address in the memo field
  - a. **DO NOT PUT THE WORD 'DUES'** in the notes section (it causes us to be charged \$10).
  - b. The Paypal option is free. If you use a credit card you also have to pay a fee of \$10.
6. Click Send
7. There will be an option to select Friends and Family or for Goods and Service. Please select Friends and Family to avoid the fee.

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,

*Seth Guren*

Seth Guren, President, Orangewood Homes Association, Inc.  
[orangewoodneighbors@gmail.com](mailto:orangewoodneighbors@gmail.com)

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## 2026 ANNUAL DUES NOTICE

### \$350.00 DUE UPON RECEIPT

#### PLEASE NOTE 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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