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Annual Meeting

We held our annual meeting on March 16, 2005 at Creekview Intermediate School. We were a little disappointed in the attendance.

1) The election for the 2005 Board of Trustees was held. We used mail ballots this year for those who could not attend the meeting. We received quite a few but not as many as we had hoped for. Your new Board of Trustees for 2005 are: Patrick Soller (President); Heidi McMahon (Vice President); and Jeri O'Kane (Secretary). In their first meeting the Board asked Craig Bull to be Treasurer for another year and he agreed.

2) Chip Hubbs and Spence Fisher from Memorial Hospital of Union County did a presentation about their plans for the front lot at Mill Wood and Route 31. They hope to build a primary care physician's office. We hope to have more meetings with them as they finalize their plans.

3) Assistant Chief Nicol of the Marysville Police Department talked to the members in attendance about starting a Neighborhood Watch program. We really need volunteers to help with this. If interested in being a part of this program, please contact us at one of the above addresses. We would like to have another meeting soon with Asst. Chief Nicol to get this going.

4) We gathered requests for action items from Association members. Some of these are detailed later in this newsletter.

We would like to thank Sharon Weller and Carmen Wirtz for running. We hope they will agree to volunteer their time for other services needed by the Association.

2005 Association Dues

After much discussion and computing costs for 2005 through 2007, the Board decided to be conservative financially. We are happy to report that we are able to lower the dues to \$85.00 this year. We know it's not much, but as our Association gains more maturity, we feel that future dues amounts could be reevaluated. Your 2005 dues invoice is enclosed.

With the money we have carried over this year, we will be responding to needs and requests of our members.

- 1) Clean graffiti off of front signs and seal them against future abuse.
- 2) Install a fountain in the pond on Deer Crossing.
- 3) Plant some evergreen trees at the pond on Deer Crossing.
- 4) Install 2 seating areas at the main pond on Mill Wood Blvd. and 2 seating areas at the pond on Deer Crossing.
- 5) Start and fund a neighborhood watch program for The Woods at Mill Valley subdivision.
- 6) Fund some community events. We have planned a community yard sale for June 17 & 18. The Association will pay for advertising and place signs out front. We hope to have Lowe's or Home Depot donate or give us a discount on signs for individual participants. If you wish to participate in the yard sale, please contact us by May 27 so we know how many signs we may need. We are also going to contact the PTO of Mill Valley and Creekview to see if they want to have a bake sale and maybe contact Pottsie's to set up their food trailer.

If you have ideas for other community events, we would love to hear them. Just remember - we will need help with them!

Design Review Board

The Design Review Board was established by the Association to monitor outside improvement projects to help maintain property values. Please remember – you must submit plans and get approval from the Design Review Board before you begin construction. You may either mail your plans to the post office above or email them to DRB@woodsatmillvalley.org. Please allow 7-10 business days for them to review your plans.

The DRB has been working this winter on bringing violations to the attention of the homeowner. The Board of Trustees and the DRB have gotten together and have come up with an action plan for deed violations.

- 1) A letter will be sent certified mail to the homeowner detailing the violation and giving them 30 days to comply or contact us for a meeting to discuss the violation.
- 2) After the 30 days, if the item has not been brought into compliance or we have not heard from the homeowner, we will assess an initial fine of one (1) year's dues. There will be an additional fine of \$25.00 per month as long as the item is not in compliance.
- 3) After 3 months, if nothing has been done, a lien will be filed for the amount of the fines plus filing and administrative fees. Additional fees and liens will continue to accumulate as long as the violation exists.

We are asking for you to vote on something. Many members have asked if we could change the Special Warranty Deed. We need a 2/3 approval from our members to modify this. We have included with the invoice a ballot for our members. We want you to vote on three items. Should we change the Warranty Deed to allow:

- 1) 6' fences;
- 2) vinyl fences;
- 3) ornamental fences.

Please vote yes or no for each item.

Message from the President

I feel honored to have the opportunity to lead the Woods at Mill Valley Association. I really feel that our community sets the standard as a desirable place to live. Our location is strategically situated to influence the surrounding neighborhoods and the city of Marysville.

The Board of Trustees is responsible for maintaining and enhancing the Woods at Mill Valley. It took some time for the Board to get up on its feet. I would like to thank the volunteers who got us to this point. We now have a working organization that is committed to getting results. A comprehensive 3 year budget has been developed and is available on the Association website.

We got some great feedback from concerned homeowners at the annual meeting and we heard from city leaders. We have also developed a fair and reasonable way to deal with the difficult issue of promoting compliance with deed restrictions. This can be a very sensitive issue and we feel that for the most pervasive and costly to correct (fences), we felt that it was appropriate to put the matter to a vote. Secondly, this board is committed to creating a spirit of openness and shared community. We have budgeted for community events which should enhance the image of our Association, bring members together to discuss issues, and take advantage of our combined resources.

Finally, I would like for all of you to do three things:

1. Return your vote with your dues statement and payment.
2. Visit the website to learn more about what the board is planning.
3. Email us with your concerns, questions, or plans for construction.

Remember, we are homeowners like you who want the best.