

PO Box 515 – Marysville, OH 43040

**Voting Results – Petition & Fence Issues**

We were very disappointed with the voting turnout. 122 members did not return a ballot at all. This is 34% of the total membership. Since so many people voiced a need for change, we were surprised that so many did not return their ballots. They must have decided they like things the way they are!

1. **Ballot 1** – Change the Voting Requirements for amending the deed restrictions from 2/3rds of homeowners to majority of voters (required 100% approval for passage)

- Total Votes Submitted = 227
- Total Yes Votes Needed = 347
- Total Yes Votes Submitted = 145
- Total No Votes Submitted = 82
- **Passage - No**

2. **Ballot 2, Part 1** – Change deed restrictions to allow vinyl fences (required 2/3rds of homeowners for passage, based on results of Ballot 1)

- Total Votes Submitted = 224
- Total Yes Votes Needed = 231
- Total Yes Votes Submitted = 195
- Total No Votes Submitted = 29
- **Passage – No**

3. **Ballot 2, Part 2** – Change deed restrictions to allow wrought iron or decorative metal fences (required 2/3rds of homeowners for passage, based on results of Ballot 1)

- Total Votes Submitted = 223
- Total Yes Votes Needed = 231
- Total Yes Votes Submitted = 148
- Total No Votes Submitted = 75
- **Passage – No**

4. **Ballot 3** – Change deed restrictions to allow 72” fences (required 2/3rds of homeowners for passage, based on results of Ballot 1)

- Total Votes Submitted = 225
- Total Yes Votes Needed = 231
- Total Yes Votes Submitted = 141
- Total No Votes Submitted = 84
- **Passage – No**

Web site: [www.woodsatmillvalley.org](http://www.woodsatmillvalley.org)

**Annual Meeting - Board of Trustees Election**

Our annual meeting to elect the Board of Trustees is scheduled for March 23<sup>rd</sup> from 7pm to 9pm at Creekview Intermediate School.

The candidates’ bios for the three Board positions are enclosed, along with your ballot. Ballots must be complete, including the printed name and signature of the person voting, in order to be valid. The ballot can be returned by mail or delivered in person no later than 8:00 pm at the meeting. Mailed ballots must arrive in the PO Box no later than March 22<sup>nd</sup> in order to be counted. The candidates with the most votes will be elected to the Board for a 1 year term. In addition to the elected positions, the Board of Trustees can appoint people to serve as the Vice President, Secretary, Treasurer, Design Review Board, and other committee members.

**Website Changes (2<sup>nd</sup> Printing)**

Craig Bull has updated the format of the website to make the administration easier on his part. Please visit it and email him any critiques. We have decided to also make the forum, financials, and the newsletter restricted to residents of the Woods at Mill Valley only. In order to do that, you will need to email Craig at his administration address with your parcel# or address. If you have not set up a screen name on the forum, you can go to the website to register. Please allow 48 hours for Craig to process your requests. His email address is: [wmvadmin@woodsatmillvalley.org](mailto:wmvadmin@woodsatmillvalley.org)

**Request for Quotes (RFQ’s)!**

The current Board of Trustees has solicited bids for maintenance services for the upcoming year. We are currently reviewing the bids for the maintenance services for the upcoming season and will announce the chosen contractors at the meeting on March 23.

## Year in Review – Patrick Soller, President

This past year can be simply summarized as a learning opportunity. Many homeowners's learned that they were in violation of the deed restrictions. The forum proved to be a valuable tool for two way communications, but it also proved to be unwieldy. We all learned more about the documents that are in place to govern our Association. Hopefully, we have learned to navigate these rules and make the changes that will be beneficial to our community. These changes may be to the governing documents, or it may be changes in our behaviors.

Over the past year, I have seen, heard, and read some very disappointing behavior. On the forum, I was accused and slandered by many who thought they should write whatever they feel for anyone to read. In addition, there was also inappropriate material that didn't make it to the forum.

This bad behavior was not without a price. We lost some wonderful volunteers due to the stresses put on them. This large Association was managed by a skeleton crew of six at the beginning of the year. People quit and others asked to reduce their responsibilities throughout the year. I was even asked to step down several times, rather than being offered help from various homeowners.

To set the record straight:

- The Association currently has over \$20,000 in the bank, but if you look at the long-term budget, you will see that this is fiscally responsible. This surplus is due to a large one-time collection of past year's dues. Income minus expenses results in a shortfall of \$3,000 to \$4,000 per year. This surplus will be dissipated within 5 years. This is based on collecting 100% of the dues! This board has focused their efforts in collecting dues and has done an outstanding job. In addition, without any historical record of expenses, many prudent placeholders were incorporated into the budget for contingencies. Our goal of managing the Association was to incorporate fiscal stability. This means that dues would not rise and fall due to poor planning and investments in the community would not be a one year burden.

- Enforcement of deed restrictions should not be a political agenda. We need a clear policy of how enforcement will be conducted. There will always be a need for enforcement. We can't just use the "common sense" of the existing Board to carry out this duty. Again, we need a credible approach to enforcement that is objective and doesn't punish the volunteers who wish to serve the Association in this capacity.
- The HOA's mission is **not** to protect property values. Protecting values should be a by-product of preserving the property standards set forth by Dominion. We can choose to change those standards or learn to live by them. The decisions we make will directly impact property values one way or the other. But please realize, property values are not **guaranteed**.
- Controlling the cat population and other wild animals was not a decision that was easy to make. Fortunately or unfortunately, it was a decision that was taken out of our hands by the city authorities. Regardless, as the Director of the humane society stated, feral cat population will grow exponentially when there are no attempts to curb it. The problem of wildlife living in our neighborhood will continue to get larger and more dangerous. Future Board members will most likely have to deal with a problem much worse than what we have today.
- I want to say **Thank You** to those who have devoted endless hours to this Association:
  - Jeri O'Kane
  - Rod Davis
  - Craig Bull
  - Sharon Weller
  - Heidi McMahon
  - Jodi Lamb
- I appreciate this opportunity to take an active part in my community. I encourage every homeowner to do the same. Please use some common sense and support the new Board of Trustees.