

PO Box 515
Marysville, Ohio 43040

www.woodsatmillvalley.org

Special Interest Articles

New Board Members,
Officers and DRB Members

HOA Dues Invoices Sent

Farmer's Market began June 13th
-They will be here every Tuesday
on Cobblestone.

Individual Highlights

Board's Direction 2

DRB Highlights 2



New Board of Trustees, Officers, and DRB

The annual meeting of the Homeowner's Association was held on March 23, 2006. At that time, the following homeowners were elected to the Board of Trustees for the 2006-2007 year:

Steve Smith
Brian O'Kane
Sharon Weller.

In recent action, the Board has appointed

the following as HOA officers and members of the Design Review Board.

Officers:

President: Sharon Weller
Vice-President-Jeff Loos
Treasurer—Kyle Keator

Currently the office of Secretary is unfilled. The Board is looking for homeowners who are interested in serving in this capacity. Anyone

interested, please email president@woodsatmillvalley.org to notify the Board of your interest. We need to fill this position as soon as possible.

DRB Members:

John Crockett
Mary Faulkner
Sharon Weller
The main contact for the DRB is Mary. You may contact her at: DRB@woodsatmillvalley.org

Dues Reminder:



In looking at revenues and expenditures for the past year, as well as a proposed budget prepared by Jeri O'Kane, acting Treasurer, the Board voted to keep dues the same as last year. Dues invoices were sent out on 5-17 with 6-17 as the 'postmark by' date for payment. If you haven't done so, please remit payment, along with the payment verification by June 17. Checks must be made payable to the Woods at Mill Valley Association Inc. and mailed to PO Box 515, Marysville, OH 43040.

Documents Online

Don't forget that HOA documents are on our website for your perusal. This includes Deed Restrictions, Minutes, Financial Items, Articles, etc. (Remember that some items, such as meeting minutes have to be read and approved prior to their posting; therefore not being available until a following meeting.) New documents will be posted soon. Any Board member or officer will be glad to answer questions concerning these documents.

Neighborhood Garage Sale

June 23rd and 24th

The Board is sponsoring the 2nd annual WMV garage sale. The Association will pay for a newspaper ad and signs for the entrances of the subdivision. We'd also like to make a flyer listing the participating homes, as well as having a sign or other type of designation at the homes of the participants so that sale hunters can find you easily. Please contact Sharon Weller a.s.a.p. to get your name added, etc. Are there any volunteers to help with getting either the signs, flyer, or 'designation' items delivered to those participating?

Direction of the New Board

Having met several times, the new Board has been working to decide their direction for this year. In lieu of the controversy during the past year, the business of deed violations was at the top of the list in order that this issue could be put to rest. Utilizing our new attorney, Charles Williams from Columbus, the Board, DRB, and some officers met to go over many components of the Association with him. The extensive HOA background of Mr. Williams was beneficial and some decisions were made. (Please refer to the DRB Highlights below for important information on fencing.)

While we realize that everyone is anxious to know what is going on and

the business of the Board has taken some time, we hope that you understand it is imperative that we do not make hasty or uneducated decisions in order to maintain some semblance of organization and synchronization rather than act and/or react in a way that does not comply with the restrictions/rules set forth. While we all have our own personal opinions, those have to be put aside to head in a direction that allows for compliance in all aspects even when it is not what we would have decided personally.

While we still have much to do, we looked at many facets of the Association and examined them to determine what we need to look into further, as well

as those that may need changing or tweaked a bit. We continue to meet monthly to delve into these things more and look forward to a year of growth. As always, we encourage homeowners to contact us, as well as have active participation on the committees. Other items of significance the Board is addressing are:

- accountant to go over books
- meeting concerning non-profit status
- preciseness in documentation of records
- concern of votes not sent in for tabulation
- systems set up to spell out all aspects of Association
- web site utilization
- deed restrictions of surrounding areas
- Neighborhood Watch

[org](#) Please allow 7-10 business days for them to review your plans. This does not mean that approval will be given within 7 days, although, if possible, that is the target.

Now that a decision has been reached on the controversial issue from last year, those having received violation letters will be contacted and the DRB will work with the homeowners to get those issues solved. Also, compliance issues will continue to be addressed.



" Utilizing our new attorney, Charles Williams from Columbus, the Board, DRB, and some officers met to go over many facets of the Association with him."

DRB Highlights

The DRB also met with the attorney and is posting the following notice as a result of that meeting:

"The DRB, along with the Board, has reviewed and discussed the opinion of the lawyer. Based on an HOA June 2004 newsletter and Ohio law, the Design Review Board will grant variances to homeowners that currently have installed decorative iron and/or vinyl fences and do not have any other outstanding violations with these particular constructions.

Homeowners who fit within these guidelines however, must submit a request for a project approval. Those who fail to do so shall remain in violation."

The DRB has also met a few times to approve design submissions that were turned in. 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 our post office address or email them to:

DRB@woodsatmillvalley.

".....the Association will grant variances to homeowners that currently have installed decorative iron and/or vinyl fences....."

