

PO Box 515
Marysville, Ohio 43040

www.woodsatmillvalley.org

Special Interest Articles

Enforcement of Deed
Violations

Satellite Dishes

Board of Trustees Members:

Brian O'Kane
Steve Smith
Sharon Weller

Officers:

Jeff Loos—Vice-President
Kyle Keator—Treasurer
Debbie Richmond---Secretary



Trick-or-Treat
will be held on
October 31st
6:00-8:00 p.m.

Individual Highlights

Board News 2

DRB Highlights 2

HOA Meeting

On Saturday, November 4, 2006, the Homeowner's Association will hold a meeting in the basement meeting room at the Marysville library. Meeting times are 9:15 a.m.—10:45 a.m. The meeting agenda will include reports from the Board, officers, Safety committee, DRB, and Beautification committee. We encourage everyone to attend, so we look forward to seeing you!!

Deer Crossing Vandalism

Several pavers under the benches at the Deer Crossing Pond were dug out and thrown into the pond, having to be replaced. LawnScapes corrected the problem, this time putting them in differently. That however, did not stop the vandals. It wasn't long until the destruction continued and the pavers had to be replaced again. A police report was filed. The man from LawnScapes actually caught some kids taking them out. Other kids have been seen throwing wagonloads of wood into the pond, which could cause a problem with the fountain. If you notice anything taking place, please let us know. We are waiting for the trees there to be straightened.

Committees

A big thanks goes out to the people serving on Board committees. Members of the Safety Committee, spearheaded by LauraLynn Stephen, have been looking into slowing down speeding, as well as other safety issues. See their Halloween tips on our website. Other members of the committee are Jennifer Rychlik, and Ann Brandt.



The Beautification group's

main focus has been the front entrance of the subdivision. They have installed some fall perennials, spring bulbs, and some seasonal decorations. The home-owners who have been clearing, planting, etc. are Jeff and Wendy Loos, David Bell, Tami Shepherd, Mary Faulkner and LauraLynn Stephen.

We appreciate everyone's hard work!

Updates

---Pond Source has done a good job at keeping the ponds clean

---LawnScapes has been mowing regularly

---issues with one fountain solved a couple of times—once there was a plastic bag around it

---fountain on cobblestone had pump replaced

---series of three entry lights have a short apparently underground—examining possible solutions

---continue to work with Dominion and City of Marysville to continue to improve mowing of field behind Chiprock and Fawn Meadow

---Community garage sale took place and was a success—20 homeowners signed up, but others took part also

Contact Information for Board and Officers

O'Kane-
bokane@woodsatmillvalley.org

Smith-
stevessmith@woodsatmillvalley.org

Weller---
president@woodsatmillvalley.org

Loos
jloos@woodsatmillvalley.org

Keator
kkeator@woodsatmillvalley.org

DRB drb@woodsatmillvalley.org

Stephen
safety@woodsatmillvalley.org

Bull (Website Administrator)
wmvadmin@woodsatmillvalley.org

Richmond will have an email address soon.

Board News

The Board, Officers and DRB continues to meet monthly, working together on HOA business. In addition, the group also met again with attorney Charles Williams for input on additional decisions, mainly that of deed restriction violation options.

By knowing those options that are available and through discussions with the officers, and DRB, the Board has decided on the following fines and timelines for deed restriction violations:

--DRB to send out violation letters stating a timeline of 30 days with which to comply or pay a fine of \$100.00 (it will also list the timelines of future mailings and/or fines)

-- After 30 days, the DRB will send out another letter if the homeowner is still in violation, \$100.00 additional is added to the fine

---If after 60 days from the first

letter, the homeowner is not in compliance, a third letter will be sent. However, this letter will come from the attorney, stating that legal action will take place if the violation is not corrected

---If the homeowner is still not in compliance after 90 days from the first letter, the Board will file court action

While there are several satellite dishes in the neighborhood that appear to be in noncompliance according to the terms of the deed restrictions, they in fact cannot be held in violation. This information is based on the 1996 Telecommunications Act that supersedes or preempts a homeowner's association for dishes one meter in diameter or less. There are many places where you can locate information on this act, but the following website specifically speaks

to the part about Homeowners' Associations: <http://www.gelfandarpe.com/memorandums/UPDATE9.6.09.htm>

As you have probably seen, the lot behind the entrance sign is for sale by Dominion. The Board is investigating the HOA easement rights for that lot and the one on the other side. Once this information is determined, we will share that with you.

Due to concerns from homeowners and on the advice of the HOA attorney, the Board is closing the chat portion of the forum. We still want to be able to post such things as lost dogs, etc. so we are working with Craig to make that happen.

If at any time you have questions, please contact one of the Board members or officers.

DRB Highlights

The DRB recently did an assessment of the WMV neighborhood. In doing so, documentation was made of what each homeowner did or did not have as far as fences, satellite dishes, above ground pools, trailers, boats, sheds, and RV/campers. At the same time, it was noted if any of these items were in violation. Issues that created the most infringements were sheds, fences and satellite dishes.

Prior to sending out violation letters, the DRB met with the Board to go

over their findings. Having met and a decision on fines and timelines reached, those letters will be sent out on November 7th, 2006. (timelines and fines listed in Board news).

The DRB would like homeowners to remember that this assessment is done from the street, without going onto anyone's property. Due to this, it is not always possible to tell certain things such as height of a fence, if there is a shed behind a fence, etc. Therefore, if you receive a violation letter stating for instance that your fence is

of questionable height when in fact it is not, your letter will ask you to please notify the DRB of this so that records can be corrected. The DRB wants to work with the homeowners on these issues.

Please remember – it is a violation if you do not 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 at the top of the first page or email them to: DRB@woodsatmillvalley.org



We now have a new secretary for the HOA. Thanks to Debbie Richmond for accepting this position. The Board and officers look forward to working with her.

Farmers' Market has now ended and was a success.

"Having met and a decision on fines and timelines reached, those letters will be sent out on November 7th, 2006"



