

Woods at Mill Valley Newsletter

October 19, 2007



It's time to vote!

The Board of Trustees is calling a meeting of the Homeowners on Sunday November 4th, 2007 at the new Northwood Elementary School from 6:30-8:30pm.

During this meeting the Board of Trustees will be calling for a vote of the homeowners. There are two issues on the ballot. Please see enclosed documents for a full explanation of the issues. A voting form is attached for your convenience. You may either submit your vote by mail at P.O. Box 515, Marysville, OH 43040 or you may submit your vote in person at the November meeting. Ballots returned by mail must be postmarked no later than October 31, 2007. We feel that these issues are very important and will affect all of us for years to come. Thank you for making your vote count.

Scheduled agenda items:

- **Vote of Homeowners**
- **Discuss turning Association over to a professional management company.**
- Open discussion

\$\$ Financial Review \$\$

Information

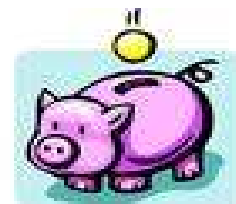
A complete financial statement of income, expenditures, and yearly budget, is posted each month at our website www.woodsatmillvalley.org. In addition, a CPA from Blue and Company has compiled a complete review of the Association finances from 2002-2007. This review is available for viewing on the website under "WMV Documents" and will be filed with the official HOA documents in order to help future boards with budgeting and tax submission.

Dues

To date, we have collected dues from 324 homes. Thank you for your timely response. Unfortunately, 30 homes are still outstanding and have been turned over to a collection agency for retrieval of the funds.

Fountain costs

It was clear from our financial review that each year the fountains are our number one unbudgeted high cost item. Therefore, The Board is working with the manufacturer to safeguard the fountains against further damage and to ensure that our warranty protects our investment. We appreciate your patience in this matter.





BOO !

Come join us for our Halloween Parade Saturday October 27th starting at the Mill Valley Park heading east on Mill Wood Blvd, north on Fawn Meadow Drive and ending in the front parking lot of Creekview Intermediate School. All who wish to march in the parade should meet at the park dressed in their scariest or cutest costume no earlier than 6pm. The parade will begin at 6:30 and end at 7:30 (just in time for kickoff). Prizes will be awarded for the best costumes in various categories. Don't miss this chance to visit the parade route and to cheer our little monsters on.

Design Review Standards

The Design Review Board has completed its Design Review Standards. You may use these standards to help clarify what is and what is not acceptable to the current DRB members. These standards do not change the deed restrictions in any way. They are simply to be used as a guide to help the homeowner when making submissions for approval. Please visit www.woodsatmillvalley.org and click on Design Review Standards to view them in their entirety.

Halloween Safety

- On Beggar's Night (10/31) try to keep your speed under 20MPH. (It's one day a year and you're almost home anyway.) Be extra careful around parked cars and when backing out of the driveway.
- Have your trick-or-treaters eat a good meal and drink plenty of water before going out.
- Cross the street in groups and only at intersections or within crosswalks.
- Use sidewalks. Do not run through yards.
- Designate a responsible adult to walk with trick-or-treaters.
- Establish a route and estimated return time.
- Do not enter anyone's home.
- Remove tripping hazards from your yard.
- Avoid costumes that pose tripping hazards or masks that obstruct vision.
- Bring a flashlight and a cell phone.
- Wear something reflective or use reflective tape.
- Turn on front lights to illuminate walkways.
- Wear flame-retardant costumes and wigs.
- Do not use props that are sharp.
- Let younger children color or paint pumpkins instead of carving them.
- Throw away any opened, unwrapped or suspicious candy. When in doubt, throw it out.

Local news

On November 6, 2007 the 9-1-1 Levy will be on the ballot. This levy pays for 78% of the total operating budget for the county wide 9-1-1 Call Center. The .5 mill placed before the voters every 5 years since 1988 will expire at the end of calendar year 2007. A replacement of .5 mill with a .25 mill increase is being requested due to rise in calls from increased population in Marysville and Union County. .75 mill will cost the owner of a \$100,000.00 owner/occupied home approximately \$22.98 per year of about \$.06 a day for calendar year 2007. If levy is not passed, there will be no levy revenue for year 2008.



Welcome Wagon



Don't forget to make good use of our Welcome Wagon in extending a warm welcome to our newest additions to the neighborhood.

We have volunteers who are waiting around with oven mitts in hand. All we need are the emails. Here's how it works...

When a new neighbor moves in or one of our residents has a baby, simply write a short message to Board@woodsatmillvalley.org providing their name and address and a care package will be delivered to their door.



Courtesy is key

We all want to enjoy the neighborhood we live in so we'd like to offer a few friendly reminders to draw attention to the top 3 complaints we receive. So in order to promote our "Community of Friends" we present to you in no particular order

"Things that bug your neighbors...."

1. Barking dogs! We all love Spot but when Spot starts interrupting our sleep, we tend to get cranky. A well-rested neighbor is a happy neighbor. If your dog is barking, please bring him in the house.
2. Parking Perils! We all love our personal space don't we? Please remember to be careful not to park too close to someone else's mailbox. We really want our bills and junk mail.
3. The Perpetual Garage Sale Sign! Who doesn't love cash from selling tra...err...used goods. But in order to keep our front entrance and yards looking their best, please remember after the sale is completed, what goes up must come down.

Contact Information

The best method to contact the board or DRB members (since this address remains constant from year to year) is through:

P.O. Box 515, Marysville, OH. 43040

The fastest method to contact the Board this year is through Board@woodsatmillvalley.org

The fastest method to contact the DRB this year is through DRB@woodsatmillvalley.org

Please keep in mind that since the board members change from year to year, the email contact information changes as well. This has caused some problems for some folks who have been trying to contact the Board or DRB members through email. Please use the above current addresses in order to help us help you. Thank you in advance for updating your records.

Do not follow where the path may lead.

Go instead where there is no path and leave a trail.

Harold R. McAlindon