

UPCOMING EVENTS:

- July Board Meeting is cancelled
- August 6th Board Meeting
- September 3rd Board Meeting
- Annual Picnic September 6
- Annual Meeting October 1

\*\*Please make sure you check the website for the monthly meeting dates in the event we have to cancel or change the date

Compliance Corner

Thanks to good neighbors, The Quarry remains one of the nicest communities in the area. Everyone doing their part to maintain their home in an attractive manner is very important to the community. One of the many mechanisms that we have in place to keep the community standards high is the enforcement of the Deed Restrictions, which were contractually agreed to by all homeowners when purchasing their house. **If you are unfamiliar with the D&R please visit the website to download a copy.**

In June of 2013, SQHA hired Erin Osstifin from REMAX to handle the enforcement of the D&R. With REMAX handling enforcement, there has been more consistent enforcement and we have avoided the problem of selective enforcement. This approach provides for a more effective and efficient coordination and an overall better experience with communication between homeowners, the Board and the management company.

If you have any questions regarding a letter you have received from Erin please contact her directly. The Board is provided a monthly report from Erin so we may be unaware of the issue you have. If there is a violation you would like to report you may contact Erin at 419-392-7931 or by email eosstifin@metrotoledohomes.com.

The most commonly reported violations are the following:

- garbage cans left outside
- mailboxes needing repair
- cars continually parked in front of a neighbors property
- lack of appropriate window coverings in the garage windows
- homes that need to be painted.

**Please make sure you address any areas of concern so that we can keep The Quarry Beautiful!**

QUARRY CONNECTION

From the President...



For the 10+ years that I have lived in the Quarry I never realized how important it is to have a full and active Board until I attended my first monthly meeting in nearly 8 years. With only 5 people on the Board and many important issues on the fire, I knew it was time to recruit some help. As I started to give my sales pitch in the neighborhood, I could tell it wasn't going to be an easy "close" to secure members. Most said they didn't have time or didn't want to be involved with drama. (I could appreciate these excuses as I had used them for many years.) Thankfully, 10 amazing people agreed to help...probably so they didn't have to hear my sales pitch one

more time! The vast talent and professional experience has given us a real opportunity to strengthen our community. The Board's mission & purpose for existence is to protect our investments. We believe that by finding the balance with the enforcement of the Deeds and Restrictions, reasonable architectural control, responsible budgeting and open communication with our Residents we will achieve our mission.

**I cannot say thank you enough to anyone that has ever volunteered to serve on the Board.** After many years of not having a full functioning Board, we have one! **A special thank you to Ric King, Amy Kaufman, Linda Lister, Ben Krasner, Mike Nowak, Dan Eshman, Kathye Zaper, Ed Plocek, Lisa Bloomquist , Bryan Autullo & Tom Pakulski.** Thank you so much for your time and dedication to our beautiful community. I was also able to assemble an architectural review committee (ARC) that operates separate from the Board. Ben Krasner is the Chair of the committee, with Bryan Autullo and Tom Pakulski serving on the committee. Each one of these folks brings with them vast experience in many different areas that has been vital to solving several important issues we have been faced with. I also would like to say Thank You to Mark Minniear, a new Resident in The Quarry, and the Creative Director at Stephenson + Taylor for redesigning the newsletter. THANK YOU!

Finally, We are almost through our first year of a two-year term. That being said, our #2 goal is to find our replacements. As I stated earlier, the protection of your investment is in the hands of a full functioning Board. I urge you to get involved. Frankly, attendance from the community to monthly meetings has been poor. We are a community of 250 homes and we usually have 2-3 residents in attendance at the meetings. If one person from each household committed to just 1 meeting a year it would make a huge difference. Hope to see you soon!

Respectfully,  
Nicole Reece  
nreece@quarryofmaumee.org  
419-349-8772

# From the Treasurer...

**Homeowners:**  
Your HOA annual fees of \$200 per year are the only source of income utilized to take care of the following: D&R enforcement, maintenance and landscaping of common areas, Pocket Park/Pond, payment of real estate taxes, legal expenses, the Annual Homeowners Association picnic and many other budget items. While an approximate annual budget of \$61,000 may seem large, a significant unusual expense can be cause for concern.

This year we have the least amount of delinquencies owed in quite some time. Thank you for paying your fees! As of May, There

are 11 homeowners (\$4,156) that are in the arrears. The loss of this income creates a shortfall in the budget and may prevent some expenses to be paid on a timely basis. **If you have not paid your fees please call Erin at REMAX 419-392-7931 or by email eosstifin@metrotoledohomes.com** to set up payment arrangements as soon as possible. The Board extended the time to lien to give an extra opportunity for homeowners to meet their obligations. Unfortunately, the time is expiring and we will need to execute the final step. If a lien is placed on the title to your house you will be charged the added fees for processing the paperwork.

**The monthly financial information and delinquency listing may be found on our website “quarryofmaumee.org”** by logging in at the bottom right corner of the site (click on “Login” and enter password). If you would like the password or have any other questions or comments, please contact me.

LINDA LISTER  
llister@quarryofmaumee.org

# Architectural Review Committee (ARC)

The Purpose of the Architectural Review Committee is to ...“review plans and specifications for all dwellings, buildings, landscaping and other improvements and structures (including but not limited to, the height of structures, signs, fences, walls, driveways, hedges, garages, basements, docks, in-ground swimming pools, to be constructed or situated in the Quarry.” (D&R Article 2 2.1, 2.2, 2.3) ARC is vital to maintaining home values and keeping a “harmonious plan” of the development. The committee does operate separately from the Board and has vast building and construction experience. Please

submit any plans and specifications for review to Ben Krasner bkrasner@quarryofmaumee.org. If you are unclear about the process or need help with submission Ben will be happy to help!

Being familiar with your Plats Deeds and Restrictions can help you fully understand the purpose of architectural control.

**The Board encourages all homeowners to go to the website [www.quarryofmaumee.org](http://www.quarryofmaumee.org) and print a copy.**

## How Do I get in touch with the Board?

**Contacting the Board has changed!** There is no longer a general email (info@quarry-ofmaumee.org). We are in the process of removing it from our website. Being able to contact a Board member directly is a much more efficient way to communicate. **If you go to our website you will see that each Board member has a link that you can press that will automatically open your email.** Another way to remember the email addresses is the board members first initial, last name @quarryofmaumee.org. If you are unsure who you should contact reach out to any one of us and we will make sure you are directed to the right person. Also, many of us are on Facebook, you could also send us a message there.

## Give Back

At each Annual Picnic SQHA sells raffle tickets to support either a local family or non-profit organization. Last year we raised \$100 in the raffle and the Board decided to match the funds for a total of \$200.00. The non-profit we chose was the Martin Luther King Kitchen for the Poor located in Central Toledo. They feed more then 200 people per day and provide other services to help those that need it most.

The MLK Kitchen for the Poor was established in 1969 by the late Rev. Harvey Savage, Sr., and feeds more than 200 people each day, from school children to the elderly.

### In addition to serving meals in its dining room, the Kitchen also:

- Delivers meals to the elderly and area shut-ins
- Serves hot meals to neighborhood children during summer vacation
- Provides ingredients for food-stamp recipient families to prepare meals at home
- Helps needy families with meals during the holidays
- Matches “adoptive” families with needy families to provide gifts for Christmas
- Provides clothing, toys, counseling and support for the immediate community



**In December, SQHA presented the Kitchen with a check for \$200.00. We raised \$100 at the annual picnic and the Board matched it. I wish you could have been there to witness how appreciative they were for the donation. Thank you for your support!**

## Here’s the SCOOP

There have been several inquiries regarding the new construction in Plats 9 &10, in the northern part of the development. The new construction was first brought to the Board’s attention in December 2013. Prior to the Board’s action, the developer nor the builder, submitted any plans for construction for Board approval as is required by Article II of the Declaration of Restrictions (D&R). This failure to comply with the established rules and subsequent unsuccessful attempts to work directly with the builder made it necessary for the Board to seek the opinion of counsel. Our attorneys informed us that if we did not hold the



builder accountable for the process that is clearly established in the D&R, the homeowner’s association would lose all architectural control moving forward. With that in mind, the Board took a pragmatic and measured approach to work with the builder and the developer to resolve the matter. Additionally, The Architectural Review Committee is working very closely with the builder and the Board to maintain the “harmonious” look of the neighborhood, protect our investments and

protect the association’s right to maintain architectural control. We have had questions regarding size and variety. The D&R does not provide a square footage requirement. Additionally, the lot sizes in those Plats influence the size of the home that may be built. However, the variety, style and overall quality of the homes in those Plats should not be impacted. We continue to work with the builder to achieve more variety in the style of the homes being built. You may have noticed the new 2-story home on the north side of Lonetree, which is the result of our efforts. If you would like more information on this topic I encourage you to attend a Board Meeting or read the minutes from a previous meeting.