

Salisbury Quarry Homeowners Association
Annual Meeting
October 6,2010

On October 6, 2010, President John Pappas, called the meeting to order at 7:00pm.

Board members present were Deb Parr, Ann Stump, Karen Bates, Mike Nowak, Claudia Szczechowski, Amy Bourcier and excused from the meeting was Chuck Ference.

Opening Remarks/Introduction:

John Pappas began the meeting by thanking everyone for attending and encouraging the homeowners to attend our community meetings and we are also looking for people to join the board. John then briefly introduced the members of the board.

Presidents Report:

Recap of 2010 Activities/Issues:

Pond Maintenance/Clean-up:

We have started a new maintenance program with Aqua Pond in which they installed a filtration system and started chemical treatments which are not harmful to plants, fish or water fowl. The chemicals work to breakdown algae and such. The pond has been ignored for along time and was looking and smelling awful.

Fountains:

We had to have the fountains altered to be able to work properly in the shallow depths of our pond. They were the wrong fountains to begin with but since we have a substantial amount invested in them we are determined to make them work. We had one of the fountains get struck by lightening this summer and it is not functioning properly so we decided to wait till Fall to have the fountains removed for the Winter so we do not get charged twice for removal. We now can have the nonfunctioning one assessed for damage and determine if it is repairable, if not we will try to claim it on our insurance.

Entryway Lighting:

Phase one of our lighting project was completed which was long overdue. The lights were updated with energy efficient ones. Phase two will start in the Spring of 2011 for the spot lights along with some updating to the electrical because we are having some breaker issues.

Street Lights:

Toledo Edison has been working to get our street lights functioning as we have several that have been out and one light fixture totally missing at Quarry and Joshua. We hope to have all the lights in working order soon. If you see a light out please report it to Toledo Edison.

Entryway Landscaping:

Another large project was to improve the landscape on the island by removing the diseased trees and replacing them with the colorful Red Japanese Maples. New plants were also added that will come back every year to be bigger and better and come Spring we hope to add a few more. Having just annuals which were short lived was a waste of money. We will address the dying Pine trees by the gates next year also.

Sidewalk Installation:

The members of the board voted to have the sidewalks installed at the corner of Back Bay and Quarry roads with association funds which we hope to recover along with all legal fees included when the property sells. It has been listed for awhile now and liens have been put on the property so it can not be sold until we have been paid. The sidewalks are required by the township and also our D@R's. The homeowners have been in violation since the home was built in 2005 and they have been notified several times through the years but have refused to have them put in even though we had liens then put on the property. The homeowners were notified legally of our intentions before we started the process.

Vinyl Siding:

The new home at 2805 Back Bay built by Village builders had vinyl siding applied to the front of the home which is not code in the Quarry. The builder denies any wrong doing on his part but has built several homes in here and not a one of them with the vinyl on the front. Mistakes were made on both

our part and theirs on this matter but in the end the vinyl was removed and replaced with wood by the association.

Mailbox Vandalism:

The Blade carrier that witnessed the young men destroying mailboxes in the early morning hours and called the Sheriffs dept and reported it was sent a thank you letter from the association along with a \$200 check. 31 mailboxes were either damaged or destroyed and also a vehicle sustained damage from a mailbox being thrown on the hood. All 5 of the St. Johns students were arrested and the residents were reimbursed for the damagees and did not have to pay for it themselves. That is a big deal when the cost of them are \$200 a piece.

Dumping On Empty Lots:

We have been having trouble with residents dumping brush, grass clippings and even trash bags on the empty lots on Indian town . We have a block watch in that area and residents are to call the Sheriff when they see someone dumping and try to get a license number so that we can confirm who it is. The police are aware of the problem and have already warned one homeowner who has been spotted dumping and advised them to stop or else.

Deed Restrictions/Enforcement:

There was a subcommittee of the board members established along with our Attorney reviewing the current deed restrictions to be determined if there is a way to combine all the plats into one set since each plat is separate because they were submitted at different times. Modifying the D@R's is very cumbersome and changes would need to be approved by at least 75% of the homeowners. That would not be an easy task as we cannot even get people to attend our meetings or respond to letters sent by mail for anything. The covenants and restrictions need to be amended.

Dues Collection Problems:

In the past we have placed liens on properties that are in arrears on their dues payments. This has proven to be a waste of time and money as we never seem to recover any money from doing this. We have decided to step it up and file suit in court asking for action for a judgement against these property owners. We are going to be starting the process soon with our

Attorney John Fishers help. It is just shocking to us why we are unable to collect these dues being we have the lowest dues out of 13 upscale subdivisions from surrounding areas.

Quarry Website:

We are in the process of constructing a new website that will make it easier for us to control and not having someone else doing it for us. We can make changes whenever needed and will be able to keep the information up to date and offer more of it. Our objective is to place our website up front on the search engines for the Toledo and Maumee areas for people looking for an upscale community. We need to get our name out there so we can attract buyers to purchase homes in our neighborhood. Empty homes are not good for any neighborhood as they get neglected and hurt the values of our properties. Our existing website will remain available until the new one is up and running.

Holiday Adopt A Family:

We had a successful adoption this last Christmas and the Family was thrilled. The HOA donated a new stove because all they had was a hotplate to cook on and we received a lot of other things also to make it a great Christmas for them. We are having our kickoff for our new Family starting November 26, 2010 and donations will be accepted until December 14, 2010. Please contact Claudia at cbs62651@aol.com or call 419-381-1976. Please join us in helping a needy family to have a better Christmas.

Community Garage Sale:

Being the weather was terrible for our Spring sale we decided to have a second one this Fall by request. Our sale for 2011 is scheduled for Fri and Sat, May 20-21, with rain dates of June 3-4.

Treasurers Report:

We are in the process of changing management companies from Gerdenich to Remax. Gerdenich was not a good fit for us and they were not able to keep up with our needs. Remax's contract will start November 1, 2010 and all homeowners will receive a letter from them introducing themselves to our community.

We also have until December 15, to have our budget completed and approved.

Welcome Committee:

It has been a pretty busy year for Amy our friendly greeter who graciously delivers our wonderful baskets to new homeowners. Our goal is to make them feel welcome and let them know what a nice neighborhood they have chosen to live in.

Picnic In Pocket Park:

Our Picnic this year was a big success and we believe it was the largest turn out that the Quarry has ever had. A big thanks to all who helped, especially Claudia our Activities director.

Election Of Board Members:

Nominating Committee Report:

Mike Nowak has kindly accepted to fill our Presidents position after being nominated by a unanimous vote. We all believe Mike will do a great job. All of the other board members will continue on in their present positions.

Open Forum:

The following questions and comments came from the floor:

1. A homeowner has a tree by the corner of his house and wanted to know if he would need permission from the HOA to remove it?

@ According to our D@R's he will have to hire a certified professional to remove the tree.

2. Are basket ball hoops allowed?

@ Free standing moveable ones are permitted but not allowed to be attached to the house.

3. Homeowner moved in last October and does not know who to make dues payments to?

@ Gerdenich is our management company at this time until October 31, 2010. Remax will be our new management company starting November 1, 2010 and they will be mailing out letters to all property owners with their contact information.

4. A suggestion was made that we should advertise on a sign at the

entrance the date when our dues need to be paid and to whom after the annual statement has been mailed, so homeowners know to watch for the statement. The sign can only be posted for one week at a time as there is a limit on how long a sign can be out.

5. A resident wanted to bring it to our attention that his neighbor has received in the past, several nasty letters for a non serious violation and he thought that it was unacceptable. He also believes that they deserve an apology.

6. The board members were thanked for the great job they were doing and that it was nice to see that they get along so well and enjoy working as a team to improve the neighborhood. It seems that this was not the case in the past.

Meeting Was Adjourned At 8:05pm.

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Resident Guests That Attended:

Vince Dipofi
3027 Rockledge Ct.

Eric & Carissa Glesser
2944 Long View Dr.

Earl Murry
3254 Pepper Ridge Dr.

John & Beth Ruf
3260 Pepper Ridge Dr.

Larry Dargart
7659 Pebble Creek Dr.

Todd Florea
7655 Pilgrims Landing