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**Salisbury Quarry Homeowner's Association Winter 2023 Newsletter**

Visit Our Website For The Latest Info:

**The Quarry.us**



**Nextdoor**

**Neighborhood Communications**

Nextdoor.com social media Website "The Quarry" neighborhood section, is a great way to stay connected to what is happening in The Quarry and surrounding areas.

Please remember that everyone on the site is a neighbor. Treat each other with respect. NextDoor.com gives the following guidelines for posting: Be Helpful, not hurtful, don't use NextDoor as a soapbox or as a place to complain about a neighbor, promote local business and commerce, keep it clean and legal and use your true identity. If you are looking to contact the board, please do so through email and not through NextDoor. Not all board members check the site regularly.



**Creating Curb Appeal**

**Making a good first impression counts!**

Today, just like the first year our subdivision was in construction a good first impression counts. Our neighbors were drawn to our community by the well-kept homes and grounds. We need to protect property values by keeping our neighborhood looking sharp, our common areas, our homes, mailboxes, lawns and landscaping.

The good news is that most homeowners do keep their properties sharp and well kept. It's those few slackers that bring the complaints to the homeowner's association board and

Walk around your property and make the same observations a potential buyer would. Looking at the lawn, landscaping, toys laying in the yard, siding and front door.

bad first impression threatening overall property values and desirability.

**Well maintained landscaping and decorative painting will help spruce up a home's exterior**

Use the mindset of a realtor and consider facelifts that would enhance curb appeal as when about to sell a home. Does it need to be power washed or a coat of paint? Simple tasks that make a big difference in first impressions.

There are three items that neighbors rightfully don't like to see and complain to the HOA board most about:

- o Mailboxes shabby and in disrepair.
- o Lawns, edging and landscaping not kept up.
- o Garbage cans kept outside.

Life gets busy but keeping up with the little tasks routinely is better than letting the work pile up until it becomes a big project.

These are all violations of the deed restrictions warranting a letter to the homeowner with potential fines and legal proceedings. We're all busy and it's easy to not notice the mailbox or lawn edging that needs to be done and there is no excuse to leave garbage cans out.

If you are busy and can't get to it, check NextDoor.com for neighbor recommendations of a handyman or our website resource page for people that can help very reasonably.

# 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 reviews the submitted requests and makes recommendations of approval to the board.

Please submit any plans and specifications for review to the website at:  
[www.TheQuarry.us/input-arc-request/](http://www.TheQuarry.us/input-arc-request/)  
The board works to turn around a response as soon as possible between meeting dates.



## With ARC Approval

### Deed Restrictions

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 [TheQuarry.us/deed-restrictions/](http://TheQuarry.us/deed-restrictions/) and print a copy.



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## Property Management

*The Quarry HOA uses a property manager for D&R enforcement, accounting and daily business of the association. Erin Osstifin is the go to person for day to day questions.*

### Deeds and Restrictions Enforcement

Property Manager: Erin Osstifin  
Email: [eosstifin@metrotoledohomes.com](mailto:eosstifin@metrotoledohomes.com)  
RE/MAX Preferred Associates  
1911 Indian Wood Circle, Suite B  
Maumee, Ohio 43537  
(419) 392-7931 - Phone  
(419) 720-5607 Fax

**For more information go to**  
**[www.TheQuarry.us](http://www.TheQuarry.us)**

## Annual Fees >>>

# HOA Annual Fees Cover Budget Items

Your HOA annual fees are the only source of income available to maintain and improve the community, including common area maintenance, payment of real estate taxes, legal expenses, insurance and many other budget items.

The 2023 annual HOA fee increased by \$45 after 8 years maintaining the fee amount due to budget items such as Landscaping/Mowing, Snow removal, Property taxes, Electric and water utilities, insurance and maintenance quotes for 2023 projects all projected to be as much as 30% higher than 2022. We are faced with several maintenance projects such as an electrical issue at the Salisbury entrance that will require horizontal digging under the roadway to replace damaged electrical wires. We have maintenance at 9 Cul-de-sacs that have 26 year old shrubby that residents have asked us to address and the 29 year old fence along Salisbury Rd is in need of maintenance or replacement.

If you have not paid your fees, please call Erin at REMAX 419-392-7931 or by email [eosstifin@metrotoledohomes.com](mailto:eosstifin@metrotoledohomes.com) to set up payment arrangements as soon as possible.

If fees go unpaid, a lien is placed on the title to your property and you will be charged the added fees for processing the paperwork, which can more than double your costs. Potential negative comments on your credit report may lower your credit score and cause a higher interest rate on credit, far surpassing the HOA annual fee amount many times over.



# Looking Ahead

*The SQHOA Board of Trustees is made up of Quarry residents who volunteer their time and energy to manage the Homeowners Association for the residents benefit. The board's charter and primary duty is to preserve the integrity and maintain the appearance of the neighborhood*



As we look ahead to 2023 the board will continue to look for opportunities to maintain and enhance community common areas and guide residents to be considerate of their neighbors by keeping up the neighborhood to the standards set in the D&Rs.

During 2022 we contracted one of our vendors to take on the challenge of monitoring and mending the Salisbury Rd fence line ensuring it stays in good repair and this effort will continue into 2023.

We are looking at opportunities to spruce up the cul-de-sac areas of the community. We are seeking ideas and bids for shrub replacement in a staged roll out due to the quantity of cul-de-sacs and impact on the budget. We will be reaching out to neighbors for their input on the cul-de-sac improvements.

The board deed restriction violation enforcement and reporting utilizes a software platform provided by SmartWebs a set of community association management software tools available on a Mobil platform. We have acquired the ARC module to assist the ARC committee. We hope to add a resident portal this year replacing the current website moving to total electronic records storage and retention providing residents easier access to community information. Since we are all volunteer residents, we look forward to this software providing consistency and archive capabilities allowing easy transition for new HOA board members aiding in their duties. Erin Osstifin will also use the software and enter violations and run reports.



## Welcome...

We welcome recent new neighbors to our community.

Holly Roumaya  
7717 Pilgrims Landing

Amro Maktabi  
2923 Back Bay

David and Bethany Cline  
8000 Quarry

Erle and Carol Jackson  
2947 LongView

John and Amy Rayaa  
7650 Sioux Ridge

Michael and Christina Distefano  
2932 Back Bay

Alex Cameron  
2845 Back Bay

Visit our website for community information: [TheQuarry.us](http://TheQuarry.us)

## Spring Garage Sale >>>

May 2023 - 9 A.M. to 5 P.M.



The Spring SQHOA Garage sale will be held May 2023 between 9 AM and 5 PM.

**The exact dates to be announced in the spring.**

Signs at the entrance and advertising will be done by the HOA. You may place balloons at your mail boxes and additional signs that weekend to be removed at the end of the event. Individual garage sales other times in the year are not authorized by the HOA.



# finalthoughts...

The board of trustees meets at 7:00 pm the third Wednesday of each month at the Monclova Township Community Center, Metzger's Meeting Room, 8115 Monclova Road Monclova, Ohio. Meetings are open to all Quarry parcel owners. Email the secretary at [secretary@thequarry.us](mailto:secretary@thequarry.us) to be placed on the agenda.



The Quarry website is a great informational resource answering most questions you may have. Any change to the meeting time and place will be announced on the first page so check there if you are planning on attending a meeting. All resident documents including deed restrictions, meeting minutes, financial reports and deed restriction violation reports can be found there. In 2023 we will be transitioning to a more mobile friendly system where we will try to collect everyone's email address for better communications so please watch for the transition. [www.TheQuarry.us](http://www.TheQuarry.us)

## Thank You Volunteers

We want to sincerely thank all the resident volunteers that take time out of their busy lives to pitch in and do whatever it takes to carry out the mission of the SQHOA. Without them it couldn't be done.

We are in need of two more members of the board of trustees. Please consider volunteering to help manage your community board of trustees. Contact the secretary at [secretary@thequarry.us](mailto:secretary@thequarry.us) or any board member through the website [TheQuarry.us](http://TheQuarry.us)

coming soon >>>

## In The Next Issue

*Spring Garage Sale Update*  
*Common Area Upgrade Plans*  
*Summer Activities*  
*Maintenance Tips*



## Watch for children and pets!

When traveling through the community watch your speed because you never know when kids or pets are going to dart out in front of you.



Salisbury Quarry HOA  
C/O RE/MAX Preferred Associates  
Property Management  
1911 Indian Wood Circle, Suite B  
Maumee, Ohio 43537