

SQHA Spring Newsletter – 2008

From the President:

Spring is here and hopefully snow is behind us.

In this newsletter, I want to share with you how far we've come as an association. When the association was turned over in 2005, everything was in dire straits. We experienced a few years of no maintenance, no upkeep and no communication. For those that were around, do you remember the names of Cavalier, Glanville, and Ankney? Those were the bad old days when you left a message or sent a letter and received no response. It usually took 3 to 4 communications to get someone to respond. Our association monies were used to mow lawns of other people who didn't live in the Quarry or even pay taxes of those not associated with us.

Since 2005 your elected trustees were trying to climb out of a hole so large, it took us approximately through last year to be even again. We have come a long way. For example, the sprinkler systems needed to be overhauled because it was not taken care of over the years. The guard shack roof was falling apart and we had a new metal 40 year roof installed. A 3 year contract was solicited and signed for mowing/fertilizing/flowers/sprinkler. The entry sign was long overdue but looks wonderful. We terminated a "draining" high cost of the water pumps for the pond. They were extremely costly not only to maintain and operate but to store in the off-season. The board has assigned a committee, chaired by Andy Sparmbleck, to look into replacement pumps. The common space near the corner of Quarry Rd and Back Bay was our newest project. You've probably noticed the final grading and hydro seeding plus a small amount of shrubbery and trees. We also added a sprinkler system to the area in anticipation of having it as a gathering spot for all homeowners in the Quarry. Our objective is to continue improvement of this space with ideas to add a gazebo/deck right next to the water and a sidewalk leading all the way up to the deck. We expect several sitting areas and additional landscaping. Of course, this all requires money. The only way for us to continue these improvements is through our dues. We had a few members question the small increase and for the reasons stated above and the fact that costs have increased two fold since our last increase of 10 years ago.

We have come a long way... Because need to keep up our home values, certain regulations have to be followed. Please understand that these Deed Restrictions were not set by your board. They were actually setup by the developer. The deed restrictions are there in order to continue the uniformity/consistency and upscale status of the community. Each homeowner has a copy of these Deed Restrictions in their closing documents. If you cannot locate them, please visit our website at www.quarryofmaumee.org. Some owners expressed an opinion that we don't have to follow the rules. The only question you have to ask yourself is why would I want to live in a community without rules. This affects property values greatly and thus we all suffer when we have to refinance or sell our homes. We all spent a lot of time and money to move into this development. Why? The expectations are higher, status, rules, and higher values. At this point and compared to other developments in the area, our development ranks the lowest in resale values. It might seem like over the past year some of you have received some reminder letters from the board about various restrictions or short falls. The board receives many complaints about violations (dogs, trash cans, golf carts etc.) that we're not enforcing, but, we also receive communications about why we are enforcing. Please understand that we only address the most obvious. This is a double edge sword because we live here and we are all neighbors. We all appreciate where we live and regard it as home. The community offers many advantages and lest not we forget why we all chose the Quarry.

From the Treasurer:

This has been a difficult year for most of us. For some, it has been more financially difficult than past years. However, payment of homeowner dues is an obligation to the community in order to maintain and, in some instances, improve the beauty and livability of our community. It is now the end of March but we still have a number of homeowners that have still not paid their dues. This adversely affects our ability to fund the special projects that are detailed below.

As at least most of you know, our financial statements and current year budget are available for viewing on our website at www.quarryofmaumee.org . However, you must login at Homeowner Login on the webpage in order to view this information, as well as other information of interest to the community. This information is updated periodically so be attentive to the dates shown in order to determine when the information was last updated.

We are currently in the process of updating, publishing, and distributing hard copies of the Member Directory that was published last year. If there is information that is either missing or incorrect, please contact us via Email at info@quarryofmaumee.org. If you have any suggestions for making the Directory more informative, again please contact us with your ideas.

Special Projects:

Your Board has chosen the following special projects for consideration in current year discretionary spending. These projects must meet the criteria of improving the beauty and desirability of the community, be economically feasible, and satisfy suggestions received from the community in the past. Of course, in order for these projects to become a reality, we must have the participation of every homeowner in paying their dues and active assistance where needed:

- **Pond Fountains.** We are currently looking at the installation of two 3 or 5 HP Aqua Control fountains. These fountains will be lighted by 3 X 300 watt lights with photo cells. We have selected the Fleur de Lis fountain head for both fountains. The water height will be 27 ft. for the 3 HP and 35 ft. for the 5 hp. The water diameter will be 40 ft. for the 3 hp. and 48 ft. for the 5 hp. This is a very expensive project costing approximately \$15,000, which could conceivably consume all of our discretionary spending for this year. There will additional installation cost for extra cable for the pump and lighting, as only 100 ft. comes with the fountains, and electrical hookup. Additionally, there will be a monthly operating cost of approximately \$380 per month or \$2600 annually. Electrical hookup will have to be performed by a licensed electrical contractor. We will be asking for lakefront volunteers for deployment and stationing of the pumps. Andy Sparmbleck has been responsible for obtaining the estimates and putting together the information required for project approval. If you have any further questions concerning this project, you may contact Andy directly or send an Email to info@quarryofmaumee.org.
- **Gazebo.** We plan to install a 14 X 20 ft. rectangular gazebo on the common area at the water's edge. The deck will have benches running the interior perimeter of the gazebo. The roof will be a double pagoda design with a cupola at the top. Site preparation will require that 9 pylons be sunk to provide the foundation on which the gazebo will sit. The cost estimate for this project is approximately \$15,000.
- **Common Area Landscaping.** Once the gazebo has been completed, we will complete the landscaping of the common area. Previous estimates indicate the cost will be approximately \$7,000. There will be several beds containing a number of small trees, large shrubs, smaller bushes, and flowers. Some additional trees will be planted throughout in order to balance the look of a park like setting. There will also be benches scattered throughout the common area.

Obviously we cannot reasonably expect to complete these projects during the current year. As you can see, these are very expensive endeavors and we may be asking for some volunteers to pay their 2009 dues in advance to cover the cost of completing these planned projects during the current year. There are drawings and specifications available to any member who may wish to view. These will be available for viewing during our regular monthly board meetings.

Beautification Committee Chair:

Several homeowners have complained about the condition of our roads. The County is responsible for the repair of our roads and, according to the County; our roads are scheduled to be resurfaced this year. Should you wish to directly contact Monclova or Springfield Townships regarding a road problem or question, please call 419.878.6942 or 419.865.0239. Ext. 10 respectively.

It has been reported that the split rail fencing along Salisbury Road is in need of repair. The committee is currently reviewing the condition of the fencing and will be obtaining estimates for repair. We expect to have the fencing

repaired as soon as the weather breaks. However, all other split rail fencing within the community is the individual responsibility of the homeowner.

The new sign at the main entrance has been without lighting for the past couple of months. Again, as soon as the weather permits, the wiring will be checked to pinpoint the problem and repair will then be accomplished.

The beautification committee is also responsible for the repair and upkeep of the guard house and boulevard. This includes the decoration of the guard house and main entrance during the Christmas holidays.

We appreciate the tremendous response from the homeowners in painting and repair of their mailboxes. However, this is a continuing problem that will require periodic attention and friendly reminders will be sent out to homeowners if their mailbox is in need of attention.

Welcoming Committee Chair:

This is the first year for our welcoming committee. Welcome Home Baskets have been designed and created for distribution to all new homeowners beginning January 1st of this year. We would like to welcome the following new homeowners:

Erik & Theresa Anderson	7669 Long View Dr.
Michael & Mary Dunstan	7641 Stone Hill Ct.
James & Lauren Fox	3016 Indian Wells Ct.
Philip & Morgan Van Gelder	2819 Long View Dr.
Richie & Britney Wells	3255 Stone Quarry Blvd.

Activities Committee Chair:

This is the first year for the activities committee. We will be having the annual garage sale in late spring. We will plan for a Friday and Saturday. The committee is also responsible for the annual picnic that will be held on the common area adjacent to the lake in September. Other activities are being planned but have not yet been finalized.

Architectural Committee Chair:

With Spring upon us, some residents will be planning various construction projects to enhance their properties. Such plans are required to be submitted to the architectural committee in order to ensure the aesthetics of the quarry for everyone's benefit. Prior approval is necessary, but not limited to new construction, additions, i.e., decks, pools and fences. Basically, anything that is permanent needs to be presented by the committee to the board.

Your architectural committee board representative is Bruce Lung. He is available via phone (419) 704-5129 or E-Mail: blung58186@aol.com.

Deed Restrictions Committee Chair

A THANK YOU to those residents who responded to the Boards request to install garage window covering on their garage windows and to those who are now storing their garbage cans in the garage. However, the presence of window covering does no good if the covering is not down so as to deny viewing directly into the garage.

Spring is here and time for tree planting. Letters will be going out in early April to those residents who do not have trees planted on their lawns adjacent to the street and to those who need more trees planted. Check your lawn. If spacing is greater than 50', you need to plant trees.

The Board will be posting frequent violations on the Quarry website.

Your Board:

Board Members

President: Gehad Youssef
Vice-President: Vacant
Secretary: Vacant
Treasurer: Dick Frye

Trustees

Joel Stewart
Charles Ference
Julie Zuschlag
Leslie Florea
Denise Sheskey
Bruce Lung

Board Members Needed

As you will note, two board member positions are open, and enthusiastic volunteers are needed ASAP. Volunteers are also needed to assist with special projects. If you are interested, please contact us via info@quarryofmaumee.org.

In conclusion

This will be the last hard copy of the newsletter that will be distributed to each homeowner. In the future we will be distributing the newsletter via Email and posting to the website only. If you wish to receive your newsletter via Email, please provide us with your current Email address and, preferably, also your phone number for inclusion in the Member Directory. Otherwise, you can always go to our website at www.quarryofmaumee.org to view this and previous newsletters.