

**Three Meadows Sub-Division Association**  
**Annual Meeting**  
**March 14, 2019**

Present: Tom Berkebile, President, Ed Eck, Jeff Long, Keith Whitacre, Andy Boedeker, Murray Patterson, and Ted Weaver. Joyce Williams, Office Manager, was excused, as she was in Bethlehem, Pennsylvania for the week.

The Annual meeting of the Three Meadows Homeowner's Association was called to order by President, Tom Berkebile at 7:00 pm on March 14, 2019, with twelve residents/owners in attendance. Tom introduced himself as President and then each board member introduced themselves. Tom Berkebile thanked Richard Strobe for his expertise on our Web site and volunteering his services again this year. Tom also thanked Ed Eck and Jeff Long for their volunteer work on setting up the Face Book Group page for residents of Three Meadows. Jaye French, who is our lawn contractor, was introduced. Our new maintenance supervisor, Jeffrey Slaght, was not in attendance due to the flu. Tom read a few highlights from the 2018 Annual meeting.

Copies of an article that appeared in The Toledo Blade on August 2, 2018 were available. A nationwide study ranked Three Meadows neighborhood as # 1 in the Toledo area as the best neighborhood to live in as well as to invest in a residence here.

**Maintenance Supervisor**, Jeff Slaght, submitted a written report of work done since he started in June, 2018. He reported that 4 stop sign backings and 2 no parking sign backings were replaced. Due to the City of Perrysburg paving project on Sandalwood East & West & Briarwood Circle, Jeff had to replaced or add 15 new no parking signs. He also added 5 new no parking signs on Brookfield Lane. Jeff is continuing to repair and replace mailboxes (21 done last year). He also reported that he made all new templates, found new materials to use to seal the edges of both the mailbox surrounds and the street signs. Tom reminded residents that there were forms available tonight to request new mailbox surrounds and/or posts.

**Grounds Maintenance:** Three Meadows is using the services of J.A. Martin for weed control and fertilization of the cul-de-sacs. New owner of apartment building at 28301 Simmons Road, George Brenner, asked about the cul-de-sac at the end of Simmons Road. Three Meadows has not been cutting the grass there, so will request the Office Manager to check into the responsibility for maintenance of that cul-de-sac. He was also concerned about the maintenance of the privacy fence between the apartment buildings on Simmons Road and the single-family residences on parts of Sandalwood East and Bridgeton Lane. The fence was approved by the Three Meadows Trustees many years ago, due to the apartment traffic, but that the owners of the apartment buildings were responsible for maintenance and in co-operation with the residents in the homes (residents keep brush and tree limbs off of fence or from hanging over fence, etc.) It was also noted that brush should not be piled up next to the fence. If you have brush (other than storm damage, which the city will usually come by & pick up), you can call Jaye French. She has a trailer and can haul away, but should be paid in advance for that work.

The **2018 Financial report and 2019 Budget** figures were printed for those in attendance, if they had any questions. Larry Memsic moved to accept the financial report as presented, seconded by Murray Patterson. Motion carried.

The annual community **garage sale** will be held the third Saturday of May (May 18<sup>th</sup>), advertised in The Perrysburg Messenger Journal, the Toledo Blade, the Bowling Green Sentinel Tribune, as well as on our Web Site and Face Book Group Page, with advertised hours from 9 am to 3 pm. Please call the office and leave your

name, address and phone number to be included in the garage sale. The Office Manager will put up signs at intersections to direct people to various resident's addresses.

The **Grassy Creek Clean Up**, IF NECESSARY THIS YEAR, is tentatively scheduled for Saturday, May 4<sup>th</sup>. The creek seems to be very clear of debris, leaves, tree limbs, etc., so clean up may be very light this year, or not needed at all. Residents were reminded that nothing should be built on, over, or near the creek and that children should not be playing in or near the creek.

There was a question from a resident who lives in the New England Condominiums regarding the creek area beside their development. This is not a part of Three Meadows creek clean up as we do not own any land along that area. Three Meadows does own the land along the creek behind 690-800 Oak Knoll and that is why we are required to keep the creek water running free of any piled-up debris of any kind (agreement with the city many years ago)

The **Spring brush pick up** done by the City of Perrysburg, at no cost to residents, will begin on the west side of Perrysburg on April 1 and work towards the east side. Three Meadows area is considered to be the east side.

**Old Business:** Tom reported that the re-paving project on Sandalwood East & West and Briarwood Circle did not get completed last year before the weather turned to cold; therefore, as soon as the temperatures and weather conditions start remaining fairly consistent, the contractor will complete the work this spring.

A question was asked about the sidewalk between the Meadowlands Condominium complex and the single-family homes on Bexley Drive where the water, snow, and ice collect because the sidewalk is low or the drainage is not good or both. (This question was asked in 2016 and researched at that time and it was determined through the City Zoning Department that the sidewalk belongs to the Meadowlands Condominium Association. Maps were then printed by the City and given to that association for their records and their maintenance and copies of the maps are also available through the Three Meadows Office Manager's records.) Tom Berkebile, or other board members did not remember that the situation came up in 2016 and was resolved at that time. Therefore, The Office Manager is clarifying this information and adding this to the minutes here, even though it was not resolved at the 2019 meeting.

The Annual Association dues will remain the same as in the past: \$70.00 for single family homes; \$43.75 for condominiums; and \$27.50 for apartments (which the owners of the buildings pay as one lump sum). The **dues billing will again be in the Newsletter, which will be published May 1, 2019 and dues are due by June 10<sup>th</sup> (as it has always been in the past).**

**New Business:** Tom reported that the City of Perrysburg has replaced all the metal signs with new ones (stop, one way, do not enter, no parking) at no cost to the Association. The Maintenance Supervisor will replace any of the wood backboards where necessary. Since "sheds" are not allowed, per the By Laws of the Three Meadows Subdivision Homeowners Association, the Board of Trustees developed requirements to be met for consideration and/or approval or denial to build an outdoor structure. Since adding a structure will change the outward appearance of your residence or property, any changes must be submitted to the Board of Trustees for approval. Please call or email the office for future information. A structure was put up without the knowledge or approval of the Board of Trustees and was not in compliance with some of the guidelines developed by the board. Someone notified the City Zoning Department about the structure and it was found to be closer to the side lot line than is allowed by the zoning department. A letter has been written to the resident and the President of the Board has personally talked with the resident. If this is not corrected to be in compliance with the Three Meadows Association By Laws, further legal procedures can be pursued.

If any equipment is parked in an apartment or condominium parking lot, it is the responsibility of the owner of that land to talk with the owner of the equipment and have it removed.

**Face Book Group Communication:** Ed Eck and Jeff Long reported on the new Face Book Group Page that was developed last summer, which is limited to Three Meadows residents only and only for positive communication. There are 104 members signed up at this time. Please visit the site at: **Three Meadows Home Owners Assoc.-Perrysburg, Ohio**. You can use it to report lost or found items, suspicious persons or activity in the neighborhood, or even find a babysitter in the neighborhood.

**Under Any Questions or Comments:** The Office Manager will check into the possibility of having the traffic light signal at Route 20 and Three Meadows Drive become a flashing light from midnight to 6 am, as there is not much traffic at that time and the light is extremely long. Since Route 20 is a state highway, the city may not have any control in the matter. (as of the writing of these minutes, the city has been called and no answer has yet been received from the state or city).

There were no other discussion/complaints other than the normal toters being stored outside of resident's garages and mailboxes that need to be replaced. (as a note to these minutes: The Office Manager does send post cards to residents in early summer, after the Newsletter has been received, asking them to replace their mailbox, as well as reminders to those that leave the toters outside.)

There being no further business, Liz Kline moved to adjourn, seconded by Larry Memsic. Meeting adjourned.

Respectfully submitted,

Joyce Williams, Office Manager

