

### HOA NEWS

**Christmas greetings from the Board. Wishing everyone a safe and happy holiday season and a prosperous 2019.**

**IMPORTANT:** *We Need to Change our Subdivision "Rules"*

*As you may know, everyone who buys a home in the Riverwoods Sub has to follow the Covenants and Restrictions (C&Rs) that the developer recorded in 1997 with the Wayne County Register of Deeds.*

*Legally, the C&Rs are actually part of the deed to your property. Unfortunately, what the developers used for the C&Rs was a "one size fits all" document that was not tailored to the needs of our subdivision.*

*The Board has since identified nine items that need to be changed, but to do so requires the signature of 74 homeowners.*

*In the next few issues of the neighborhood Newsletter, we will be highlighting some of these needed changes.*

*More importantly, the C&R amendments will be available for everyone to sign at our 2019 annual meeting. Watch for details about that in our next newsletter!*

**HOA Meetings** - Meetings are held every second Wednesday of the month, unless otherwise announced. A sign is posted on the Marquee at the front entrance of the subdivision. Meetings are held in the Administration Bldg. next to the Canton Public Library located at Canton Center and Civic Center.

**Next HOA Meeting** - The next meeting will be held on Jan 9.

**HOA Dues 2019 - Due January 1, 2019. Dues are \$300.00. There is no change from 2018.**

### REMINDERS

With early snowfall arriving, we would like to remind everyone that we will do everything we can to ensure that the exit out of the subdivision is salted. However, we do not salt the intersections or the entranceway. Therefore, some areas may become slippery. So, please be careful when driving in the subdivision and give yourself plenty of time to stop.

### SAFETY TIPS FOR HOLIDAY SHOPPERS

Police officials encourage shoppers to be aware of their surroundings and belongings at all times. This will decrease the odds of becoming a victim of theft. Canton police will increase patrols at local shopping centers between Thanksgiving and December 24 to help deter criminal activity as well.

### PROPOSED CHANGES TO OUR SUBDIVISION RULES

#### AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS - RIVERWOODS SUBDIVISION

- 2.) ARTICLE VI, SECTION 5: Allows non-compliant decks if built before 2002.
- 3.) ARTICLE VI, SECTION 8: Allows non-compliant fences/walls if built before 2002.
- 7.) ARTICLE VI, SECTION 19: Allows shielded A/C units in side yard.

Proposed changes 2, 3 and 7 (regarding pre-2002 decks, walls/fences, and A/C units) are necessary because the developers who wrote the rules then approved multiple violations of those rules. For example, the rules say that homeowners can't have any kind of wall in their back yard, or decks with anything overhead, or air conditioning units on the side of the house, and yet all of these were approved in our sub. The Board believes that it is unfair to require homeowners to remove or change items that were approved by the developers, especially now many years later. So, we are proposing to amend the C&Rs to grandfather in anything that was approved and in place in 2002 when the homeowners took over the subdivision from the developers.

Please see a Board member, or feel free to come to a Board meeting, if you have any questions or concerns about any of these proposed changes.

### SOFT CHRISTMAS COOKIES

**Ingredients:**

- 3 3/4 cups all-purpose flour
- 1 teaspoon baking powder
- 1/2 teaspoon salt
- 1 cup margarine, softened
- 1 1/2 cups white sugar
- 2 eggs
- 2 teaspoons vanilla extract

**Directions:**

Sift flour, baking powder and salt together; set aside. In a large bowl, cream together the margarine and sugar until light and fluffy. Beat in the eggs one at a time, then stir in the vanilla. Gradually blend in the sifted ingredients until fully absorbed. Cover dough, and chill for 2 hours. Preheat oven to 400 degrees F (200 degrees C). Grease cookie sheets. On a clean floured surface, roll out small portions of chilled dough to 1/4 inch thickness. Cut out shapes using cookie cutters. Bake 6 to 8 minutes in the preheated oven or until edges are barely brown. Remove from cookie sheets to cool on wire racks. (©2018 All-recipes.com. All Rights Reserved.)



## CHRISTMAS HEALTH TIP

Tis the season of tasty foods. The average person puts on a pound during the holidays. You can enjoy yourself and make good choices, however, if you know which items are naughty and which items are nice:

### **Naughty:** Turkey Skin

The skin of turkey and chicken is loaded with saturated fat. Per gram, all fats are higher in calories than protein or carbs and bad fats raise cholesterol. Dark meat has more fat per bite than white meat.

**Nice:** Serve yourself turkey breast or other white meat without the skin.

### **Naughty:** Stuffing

Stuffing is typically loaded with butter and high-fat meats, such as sausage. A single scoop may have up to 550 calories.

**Nice:** Replace butter with low-sodium chicken broth, and skip pork sausage in favor of a low-fat chicken, oyster or fruit alternative. Or try making wild rice stuffing instead.

### **Naughty:** Buttery Mashed Potatoes

Usually, a lot of milk, butter and salt go into this classic comfort food. A cup of homemade mashed potatoes made with whole milk and butter can have 237 calories.

**Nice:** Mash the potatoes with low-fat milk or low sodium, fat-free chicken stock and skip the butter or salt. (©2018 WebMD, LLC. All rights reserved.)

## ANSWERS TO THE HOLIDAY CROSSWORD

### ACROSS:

1. Lights
3. Cookies
6. Hot Cocoa
9. Sweater
10. Rudolph
12. Sleet
14. Partridge
15. Elves

### DOWN:

2. Gifts
3. Carols
4. Sled
5. Mistletoe
7. Scrooge
8. Snowman
11. Hearth
12. Sled
13. Trains



# NEWSLETTER

## CHRISTMAS DECORATING IDEAS

Light up the Christmas season with these festive easy to do decorating tips and say happy holidays with lovely lighted displays for a merry holiday home, inside and out.

- ◆ **Decorate your mantel, front door and front windows with some beautiful pre-lit and pre-decorated garland and pre-lit wreaths.**
- ◆ **Place some LED lanterns on the front porch.**
- ◆ **Decorate your table with a beautiful poinsettia and cranberry centerpiece.**
- ◆ **Wrap garland with lights and wrap around the Christmas tree.**
- ◆ **Decorate your tree with silver-plated tree ornaments - snowflakes, angels, Christmas trees and wreaths.**

## WANT ADS AND SERVICES

Green Acres Furniture  
Handcrafted Amish Furniture  
7412 Massillon Rd.  
Navarre, OH 44662

800-807-0975

<https://www.gencraftdesigns.com/>

### **SERVICE(S):**

#### **Bought Office Furniture:**

- Barristers Bookcase
- Lateral File Cabinet
- Legal File Cabinet
- Office Chair

#### **Bought Bedroom Furniture:**

- Chest of Drawers
- Night Stands
- Dressing Table and Chair

Neighbor Rating: Excellent



RiverWoods Subdivision/Board Members:  
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Director—Dave McCreedy  
Director—Joe LaRussa  
Director—Sharon Conciello  
Director—Teresa Scott-Feijoo

Missed or Misdirected Mail - Call Lee Thompson—313-226-8607

Road Complaints: [www.waynecounty.com/servicerequest20/](http://www.waynecounty.com/servicerequest20/) or call: 888-762-3273

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