

OLD MILL VILLAGE HOMEOWNERS ASSOCIATION

NEWSLETTER – FEBRUARY 2021

2021-2022 ANNUAL MEETING

The annual meeting will be held on **Monday March 22nd, at 7:30 pm**. Because of the continued Covid 19 pandemic and the requirements put into place by the State of Ohio Department of Health as well as the Medina County Health Department, we do not have the opportunity to hold a face to face meeting at the Old Mill Village Clubhouse that we all would like. **We will be holding this meeting by zoom**. Per our association by-laws, if we do not reach a quorum between attendees and proxies, the make-up meeting will be rescheduled to be held on **Wednesday, March 24th at 7:30 pm** and if needed, a 3rd meeting is being scheduled for **Thursday, March 25th at 7:30 pm**. We hope that you will be able to attend the initial meeting. If you can't attend, please return the Proxy in the enclosed envelope. **Returning your proxy will enter you in a drawing for a \$50 Giant Eagle Gift card.**

Our agenda this year will include reviewing the proposed budget, discussion of issues brought by H.O.A. members, and finally the election of 3 board members to a three-year term that expires in 2024.

If you are interested in attending the meeting by ZOOM, please e mail to OMVJIM@YAHOO.COM your name, address, e mail and phone number. Any resident in good standing will receive an invite to our zoom meeting.

Please note that we are NOT seeking an increase in the annual assessment.

Three Board openings are available to any resident in good standing who is willing to put in the time and effort to help make Old Mill Village an association we can all be proud of. If you are interested in serving, please let any board member know. We look forward to seeing or hearing from as many of you as possible on the 22nd.

Current Board members **Bill Grospitch, Alison Yovanno** and **Jim Nabors** would all like to return for another 3 year term. In addition, former board member **Christine Crump** would like to rejoin the board. Alison has served on the board for six years and is in charge of our Social committee which recently held our annual Old Mill Village Santa event that was such a success. Pre-Covid she also was in charge of both our Easter Egg event as well as our hot dog cookout at the pool. Alison also serves as a member of the architectural committee. Bill is part of our Covid 19 Task force which makes recommendations to the board regarding actions the board takes with regard to opening our facilities. Jim has served for eighteen years, 17 as President and been involved in most aspect of our associations operations. Christine is an RN with the Metro Health Medical Center (corrected) and left the board to take care of a sick family member who has passed away. She was involved with both Breakfast with Santa and the Easter Egg hunt as well as the 4th of July hot dog cookout at the pool when she last served.

CALENDAR EVENTS TO REMEMBER:

ANNUAL MEETING – Monday, March 22nd – 7:30 pm
POOL OPENING – Saturday, May 29th – noon
GARAGE SALE – Date to be determined
POOL CLOSING – Monday, September 6th – 6 pm
SANTA FESTIVITIES – Saturday, December 4th

2020 ANNUAL MEETING MINUTES HAVE BEEN POSTED ON OUR WEBSITE, AS WELL AS OUR BY-LAWS, AND DEED RESTRICTIONS.

If you have any questions, please contact our secretary Wendy Kammer and/or our webmaster Justin Starcher. For the latest on Old Mill Village, please visit us at www.oldmillvillage.net

OLD MILL VILLAGE POOL by Amanda Plute-Schlitter and Ryan Schlitter

We will be opening the pool on Memorial Day Weekend. This past year we spent time and money on updates to make our pool as safe as possible for both residents and our staff. That being said, the pool will operate within requirements and recommendations of both the State of Ohio and Medina County Health Department guidelines. If that means a restriction in hours or the number of residents who may be in the pool area we will meet those requirements. Last year the City of Brunswick required advance reservations for ½ hour slots with a limit of 6 groups at any one time. If we had used those same guidelines we would have been limited to 2 groups. We are hopeful that we can return to some form of normalcy as we realize how badly the residents, both adults and our kids want out of their houses. Amanda and Ryan will be returning as managers and while we have a commitment from some of our guards, we can always use a few more. If you are interested, please contact the pool manager or any board member. The pool has planned to open Memorial Day weekend (Saturday – May 29th, 2021). Lifeguards need to be certified by the Red Cross and at least 15 years old. Swimming Instructors must be certified to teach swimming lessons by the Red Cross and must also agree to be a life guard. A decision on swimming lessons has not been made at the current time. While we would again like to offer them, we need more guidance from the state and county on how to do it safely to protect our kids, instructors and the association. When we have more information you'll find it on our website at oldmillvillage.net.

SANTA FESTIVITIES – Social Committee 2020 by Alison Yovanno

Though 2020 Santa Festivities were different from years past, I think it was a success. The event started with a parade including a police SUV playing Christmas songs through their speakers and Santa traveling behind. The scheduled fire truck was called to an emergency, but there's always next year. There was a great turnout of children and adults at all streets waving to Santa. The distribution of Santa's gifts worked out well with "contactless" pick-up at the Clubhouse. The children could again wave and talk to Santa while being socially distant in their cars.

Thanks to all who participated and made the day special for the children of OMV. Also thanks to Jan Santoli who helped organize and pass out the gifts to the families.

While an Easter Egg hunt may be out of the question for this year, we are hoping for a Hot Dog Roast at the pool this summer or perhaps as part of Labor Day weekend. Please check our website oldmillvillage.net for informational updates.

COMMUNITY PROPERTY by Sharon Hudy

We had a good year. We cleared all the trees and brush around the tennis courts to be ready for the new court repair work. The courts were repaired and repainted for tennis and pickle ball. When the courts are open the cost for a key will be \$10.00. Fence work around the courts will be completed in this spring. Our landscaper Jim (Taylor's Landscaping) has been working hard to keep all the common area grasses cut, bushes trimmed and snow removed at the Clubhouse. Signs were posted at the Clubhouse for loading and unloading only - no parking for your safety and for emergency issues. Signs were also posted near all the ponds and in the common areas for your safety because of un-level ground and possible dangerous trees. Be advised only dangerous trees that could damage a house will be addressed and they will be cut and dropped.

Please help keep the drains clear by not dumping grass clippings and leaves in the community property areas or the drains in the street. Grass clippings can be bagged and disposed of in the garbage and leaves can be piled up on YOUR property for collection by the city at appropriate times.

Also please be courteous to your neighbors and the entire community (walkers and joggers) by keeping your trees and bushes trimmed and clean up after your dog(s).

The budget for 2021-2022 community property has not changed significantly from previous years. Board approval is always needed for any other issues regarding community property. Please contact me with any issues: Sharon Hudy, hoot226@gmail.com or 330-220-7428.

VIOLATIONS REPORT by Jan Santoli:

It is the responsibility of every homeowner to maintain the property. We have homeowners not cutting grass, garbage not being picked up and driveways, sidewalks and gutters that need repair. We have notified some of these homeowners and they have ignored our letters. Our next step will be to refer these matters to our attorney.

Our second biggest expense is the filing of liens on homeowners who have not paid their association dues. We have filed 17 liens over the past 18 months. 11 of those liens are still pending. We are in the process of foreclosing on two residents who are delinquent and refuse to work with us.

Please remember:

1. Obtain board approval on any exterior construction/destruction. You may submit your plans by e mail and the board will review and respond within 30 days. This is a deed restriction and ignoring this process may result in the association having to take corrective action.
2. Fences, above ground pools and sheds are not permitted. (corrected)
3. Pick up after your dog.

2021 OLD MILL VILLAGE GARAGE SALES by Mary Erbs (corrected)

Old Mill Village would very much like to hold the Old Mill Village annual neighborhood Garage Sale and we are awaiting guidance from the state and county to see if it's possible. It normally has been held in June, but perhaps it may have to be held later in the summer or even in the fall. We will make every effort to provide you with all the information as soon as it's possible. As in the past the Association would obtain the necessary permit and will provide advertising in local newspapers. The Association will also provide signage at key points throughout Old Mill Village. Residents would be responsible for the signage at their own homes. Each resident would have to make sure that any signage you put up follows city guidelines, generally meaning that views are not blocked for traffic. This has been a great time to have fun with our neighbors, clean out the basement, make money and, of course, buy stuff from each other.

Once we know if and when we can do the garage sale we will let you know. Please do not call now, but once we've settled on being able to do it and picked a date, you will notified and then you can contact or text (preferred) me (Mary Erbs) if you will be participating in the Garage Sale so that I can compile a list of addresses of those who are having sales on all or any of the days. I will deliver copies of these lists to participants to either post or hand out to buyers. You can reach Mary Erbs at (216-650-9899/cell or 330-225-1448) - please leave name, phone #, days you will have sale and address.

CLUBHOUSE REPORT by Tammy Schebek – It has been almost a year since our last event at the OMV Clubhouse. The association will follow the guidance of both the state and Medina County Health department with the plan to open the clubhouse as soon as possible. The OMV Clubhouse has been a great place to celebrate any occasion and it's our goal to get it back to that as soon as possible. Please look for updated information on our website oldmillvillage.net. The Clubhouse offers a full kitchen, bar area, large gathering room and includes tables and chairs. Reservations are also available to non-residents of OMV. For more information please contact Tammy Schebek at 216.501.2901 or email tsschebek@yahoo.com

FINANCIALS

Please note: to meet the deed restrictions requirement of mailing notice at least 30 days before the annual meeting that the February 28th, 2020 year-end financials were unavailable at the time of this publication. The proposed budget 2021-2022 budget is enclosed and the year-end financials will be available before the annual meeting for any resident. They will be reviewed during the meeting and in addition will be available to any resident requesting by e mail. We will post contact information on the website oldmillvillage.net when they are ready for your use. **Below are the Statement of Assets, Liabilities and Equity – Income Tax Basis for January 31, 2021. Please note that the assets may seem low as the pool, clubhouse and tennis courts had completely depreciated years ago.**

ASSETS:

LIABILITIES AND EQUITY

Current Assets

Checking	6,618.73
Savings	33,012.81
Oppenheimer corporate Bond	5,557.09
Oppenheimer Global Strategic	5,734.53
Oppenheimer Limited Term Muni	5,543.15
Oppenheimer Rising Dividends	7,410.78
Oppenheimer Rochester Muni	5,000.81
Oppenheimer Senior Floating	5,889.46
Oppenheimer Money Market	1,631.25
Oppenheimer Market Adjustment	998.59
Petty Cash	500.00

Total Current Assets **\$77,897.20**

Property and Equipment

Furniture and Fixtures	2,402.88
Equipment	1,100.00
Building Improvements	4,450.00
Accum. Depreciation – Furniture	(2,402.88)
Accum. Depreciation – Equipment	(1,100.00)
Accum. Depreciation – Bldg. Imp	(4,450.00)

Total Property and Equipment **0.00**

TOTAL ASSETS **\$77,897.20**

Current Liabilities

Security Deposits 850.00

Total Current Liabilities **\$850.00**

Long-Term Liabilities 0.00

Total Long Term Liabilities **0.00**

Investments Market Adjustment	28,529.08
Retained Earnings	77,928.82
Net Income	(29,410.70)

Total Equity **77,047.20**

TOTAL LIABILITIES & EQUITY **\$77,897.20**

STATE MANDATED RESERVE REQUIREMENTS FOR HOMEOWNERS ASSOCIATIONS:

The State of Ohio passed The Ohio Planned Community Act (5312 O.R.C.), which includes The Power of Association - 5312.06 of the Ohio Revised Code, which directly addresses our reserve requirements. Section 5312.06(A) (1) reads as follows concerning the issues of reserves:

Unless otherwise provided in the Declarations or the Bylaws, the owners' association, through its board of directors, shall do both of the following:

- ***Annually adopt and amend an estimated budget for revenues and expenditures. Any budget shall include reserves in an amount adequate to repair and replace major capital items in the normal course of operations without the necessity of special assessments, unless the owners, exercising not less than a majority of the voting power of the owners' association, waive the reserve requirement annually.***
- *Collect assessments for common expenses from owners in accordance with Section 5312.10 of the O.R.C.*

The association has met both requirements since this law was instituted.

To meet this legal requirement the board hired the firm of Criterium-Ackerman Engineers who specialized in these types of studies a few years ago. Once Ackerman completed their study, we hosted a special meeting to review the results. As an association, we decided to complete the yearly waiver form instead of issuing this special assessment to cover the \$275,000 reserve fund they recommended. Among other things, the study included the cost to renovate the pool, clubhouse and sports courts all at the same time. It was deemed unrealistic to believe that all of these would need to be replaced at the same time. It was also discussed that our insurance would not cover any horrendous event that would make all common property of the association unusable at the same time. Since its completion the board has spent the intervening years addressing the issues of the study and the residents have completed the Reserve Waiver. We had been able to take care of all the issues needing to be addressed in the clubhouse and many of the issues relating to the pools operating system. But due to the Covid 19 virus we were unable to open the pool, clubhouse or tennis courts this past year. The board made the decision to take 2020 and complete the rest of the requirements the study covered so that we no longer would need to complete the required reserve waiver form. Using the money in the budget that was geared for the pools operation we were able to complete all renovations of the main pool and baby pool. In addition we used some surplus funds to repair our tennis courts without touching any of our reserve funds.

That being said, for 2021-2022 no Reserve Waiver is being required for completion by the residents of Old Mill Village Homeowners Association.

In addition, the state passed liability protection for businesses and associations for any issues that might have come up or will come up as a result of a resident or any other person using our facilities. This means that we will be opening both the pool and tennis courts on Memorial Day weekend.

OLD MILL VILLAGE HOMEOWNERS ASSOCIATION PROXY BALLOT

AT THIS MEETING WE WILL BE ELECTING 3 DIRECTORS WHO WILL EACH SERVE A THREE YEAR TERM EXPIRING 2024.

_____ ALISON YOVANNO

_____ BILL GROSPITCH

_____ CHRISTINE CRUMP

_____ JIM NABORS

IF A QUORUM IS NOT REACHED AT THE MARCH 22ND MEETING (AND IF NECESSARY THE RESCHEDULED MEETING ON MARCH 24TH OR 25TH IF NECESSARY) HEREBY AUTHORIZE THE BOARD ____ OR THE FOLLOWING NAMED INDIVIDUAL _____ TO VOTE MY PROXY FOR THE ABOVE LISTED AT THE NEXT 2018 ANNUAL MEETING WHERE A QUORUM IS PRESENT.

NAME: _____ DATE: _____

ADDRESS OF RESIDENT: _____, BRUNSWICK, OHIO

E MAIL ADDRESS: _____

SIGNATURE: _____

RESIDENT MAY REVOKE ABOVE PROXY AT ANY TIME.

To attend the annual meeting by zoom, please send e mail to OMVJIM@YAHOO.COM providing your name, address and phone number and you will receive an invite by return e mail provided you are a resident in good standing.