

# Old Mill Village Homeowners Association

## FALL – WINTER 2021 NEWSLETTER by Jim Nabors

Fall is here and school is back in session. While things have begun to return to normal, they definitely did not get to where we all had hoped. Let's hope the spring of 2022 we'll see what we had all hoped to see this summer. All that being said, Old Mill Village did return to normal in many ways. All facilities opened and we continue to meet all the state of Ohio and Medina County Health Department requirements. We used the down time last year to complete repairs to the pool, tennis courts and complete needed repairs on the clubhouse by rearranging the budget to cover these cost without touching our reserves. In fact, in my entire time on the board, we have never reached into our reserve fund, instead working on taking care of projects through our normal budgeting process.

Additionally, we are getting a new coffee drive-thru in Old Mill Village. Although the association spoke out against Human Bean, it was approved by the city and will be open before Christmas. If there is a positive, it's that the city is placing an elbow in the creek to prevent flooding and water back-up into our association clubhouse and many residents' basement sewers that has happened the past few years. Old Eagle Drive is also being replaced between Rt. 303 and Valley Forge Drive. A turn lane we have long fought for is being installed on the corner of Rt. 303 and Old Eagle Drive.

## SOCIAL COMMITTEE by Alison Yovanno

It's hard to *Believe* but it's this time of year again. This year's save the date for the Santa extravaganza is December 4, 2021.

More information is to follow. Hoping this year we will be in person at the Clubhouse.

## OLD MILL VILLAGE 2021 GARAGE SALE by Mary Erbs

Twenty-one homes signed up to participate in the OMV Garage Sales event from June 24th to the 26<sup>th</sup> this year with many residents combining into one location. I've received several positive comments and assume all made a "ton" of money and "cleaned" house. What fun we all had! While I may not be running for re-election to the Old Mill Village HOA Board of Directors next year, I will be more than happy to stay involved and volunteer to set the dates, prepare signage and take care of the details for 2022 OMV Garage Sale if desired. Mary Erbs (216-650-9899).

VIOLATIONS – Homeowners are responsible for exterior maintenance. This includes driveways, walks, gutters, painting as well as grass. Several homeowners have

ignored our letters and we have been forced to involve the association's attorney. Those homeowners will be responsible for ALL attorney costs. Please help us keep our neighborhood looking good. It helps us all!!!

We are again asking people to clean up after their pets and NOT to put out food for the animals. While your intentions are good, between the deer, strange dogs and wonderful skunks we'd prefer that we not have them as guests. However, please feel free to continue to feed the birds. Please remember that all construction requires board approval and you can send any request along with plans to Jan Santoli. A prompt reply is promised. Also, if you notice any violations please send an email to any board member. It should be specific and also include the address where the violation is at as well as your name, address and e mail. If you see anything illegal, please contact the Brunswick Police at 330-225-9111.

**CLUBHOUSE** –OMV Clubhouse is a great place to celebrate your next occasion. The Clubhouse offers a full kitchen, bar area and large gathering room. Rentals are also available to non-residents of Old Mill Village. Please contact Tammy Schebek at 216-501-2901 or [tsschebek@yahoo.com](mailto:tsschebek@yahoo.com) by e mail.

### **COMMON PROPERTY**

These past two years have been a great challenge. While the pool is what most residents think about, we also have spent a great amount of time on the tennis courts as well as huge area of common property the association owns. The tennis courts were repaired, but we need to realize that this will be a continuing problem as the property that it sits on is settling at an angle. We were able to close and seal the huge cracks, replace the nets and add a pickle court. But, because of the location cracks will have to be addressed on a regular basis. The amount of woods that back up many of our homes will always need to be addressed as trees grow old and we look at which ones could be a danger to the homes around them. Finally, we installed new drainage on common property and hope that small lake that has formed in recent summers will no longer be an issue.

Finally, Sharon Hudy has decided it's time for someone else to take charge of our common property. Besides dealing with drainage and the tennis courts the manager works with the companies we use for snow removal, lawn care and tree cutting services. If you are interested in being the association's new common property manager, please contact any board member.

### **POOL REPORT**

We would like to first say THANK YOU to the individuals who kept our pool open this summer - the lifeguards! Eileen, Kate, Matt, RJ, Ally, Teagan, Delaney, and Becca.

You may have heard that there was a shortage of guards, in fact local recreation centers were trying to recruit a few of our own. We were lucky enough to have three veteran guards stick with us (even after being unemployed last summer due to the closure) as well as 5 new lifeguards join us. Many folks are unaware of the time, money, and physical work put in to receiving and renewing a lifeguard certification. I encourage you all to read up on what it entails to become a certified lifeguard through the American Red Cross, as our guards did. It is expensive and in fact some pools were providing free training as an incentive to work at their facility. We did not. Every two years they must take a week long class and are tested on what they learn. The physical exam is by far what I would consider to be the hardest! When my guards informed me of what they had to do, I was stunned! I would never pass that exam.

Of course this was not a normal summer either. We are in year two of a real global pandemic. Our guards took these jobs not knowing what regulations could be like. We prepared them for the worst and they stayed anyway!

Amanda and Ryan have resigned as pool managers, so if you are interested in the position please let the association know. The job entails hiring guards, meeting with the Medina County Health Inspector, working with the contractors to open and close the pool as well as those contractors who supply the chemicals and maintaince required. Additionally, the manager has to deal with residents who have not paid their assessments, but feel entitled to use the pool anyway. Beginning in March you should expect to put between 5 and 10 hours in a week and that will increase as we get closer to Memorial Day. It will pretty much be fulltime from then until the week after Labor Day when the pool closes and is winterized. Then it starts over again. Something I would never have thought of, but as pool manager along with the board you are responsible for dealing with photos that are published without the permission of those in the photo. This can become a legal issue we'd prefer to avoid. If you'd be interested in this position, please let any board member know.

### **BOARD POSITIONS:**

This past year we had a few residents ask for advance notice of board elections so they could be on the ballot/proxy that is distributed for the annual meeting. This year please let the association know that you would like to be added to the ballot and include anything you'd like to appear in the proxy about yourself or why you'd like to serve. It will be included in the annual meeting newsletter and your name will be added to the proxy. In addition, many of you have access to social media platforms and letting our fellow residents know in advance of your interest can be a great advantage.

Unlike many homeowners associations we are volunteer managed and do not employ an association management company. The board consist of a minimum of 5 and a maximum of 9 members. Each year up to three residents are elected to three year terms

by the residents, which in this coming election would expire in 2025. The board meets a minimum of 8 times a year as well as hosting the annual meeting.

Many people ask, what are the qualifications to serve on the board and what would my duties be?

Any property owner in Old Mill Village who is current on their yearly assessment is eligible to serve on the board. That is the only requirement. The association elects the board and the board then elects the officers and appoints the managers for the coming year. All board members pay their yearly assessments. The association deals with many issues, from completing Homeowners Association forms for anyone looking to buy or refinance a home in our association, to dealing with legal issues as they occur (bankruptcy and foreclosures among others), appointing the managers (Pool, Clubhouse, Common Property, Special Events and Communications), deal with violations as reported by residents and contract for services (lawn care and snow removal, pool maintenance and tree services, accounting and legal services among others).

The board also develops and approves the yearly budget, deals with our insurance companies, most recently dealing with the lack of liability protection for the association from Covid 19 last year. We also have an architectural committee which looks at all improvements residents request and then recommend to the board for approval. Finally, maintaining enough money in reserves, having the residents pay a special assessment for the reserve fund or collecting reserve waiver requirement forms from the residents each year until necessary repairs are made, or enough money has been reserved to cover those issues.

**The terms of Ray Hudy, Justin Starcher and Mary Erbs expire on February 28, 2022 and both Ray and Mary have chosen not to seek re-election. Justin would like to be retained.**

This will complete Ray's second time on the board for a total of 9 years. Ray currently is Treasurer. In cooperation with our accounting firm, Ray has spent hours working with residents on payments plans when they have been unable to pay. This was particularly a challenge last year when many residents either weren't working or were on reduced hours because of Covid and having a hard time making their assessment payment. Not only were we able to meet all our obligations, but he worked closely with both the contractors chosen by the association for work on the pool and tennis courts.

What is interesting is that during my first year on the board, Ray's wife Sharon became Treasurer. It took less than two months to uncover the previous treasurer had embezzled approximately \$27,000 from the association. It was at that time that the board made the decision to outsource all accounting to a licensed and insured service. Brunswick Tax Service was selected and although it has been sold to H and R Block, they continue to handle all accounting services for our association. That includes everything from paying all our bills, filing our tax returns as well as the payroll for our lifeguards and even the funds from clubhouse rentals.

The association was able to receive complete restitution from the previous Treasurer and with those funds the residents voted to heat the pool. Many newer residents don't realize that the pool up until then would open at 68 degrees on Memorial Day and might reach 74 by the middle of August. Now it starts at 79 to 81 and stays there for the entire season.

We wish Ray nothing but the best and assume that three years from now he will be refreshed and will again volunteer to serve us.

Mary Erbs is in her first full term on the board, having been first appointed to complete the 1 year left on her late husband Merle's term and has decided it's time to pass the torch to a new generation. Mary like Merle was very involved in cooking hot dogs at the pool on holidays, decorating the outside of the clubhouse and most importantly running the Old Mill Village garage sale for the last 10 years. Mary has also been key in getting all our newsletters together for disbursement to all residents. We all wish Mary nothing but the best.

Justin is in his second term on the board, having served as Secretary and is now our communications manager. Jason is the youngest member of the board, and has 3 young kids, including 5 month old twins and is a vice-president of IT for the Cleveland Clinic. Justin was Secretary until we needed someone with an IT background to handle the installation of cameras that overlook the pool, clubhouse and parking lot. Since doing this, the problems concerning people trying to use the pool or vandalizing our clubhouse has ended. Justin also oversees our Facebook and website [oldmillvillage.net](http://oldmillvillage.net). Justin has brought a fresh and younger opinion to the board and feels he can continue to help not only the existing board, but any new members who may be elected.

As part of this newsletter a survey is included from the Sheds, Fences and Above Ground Pools task force that consist of volunteers from our 2021 annual meeting. Please note that this is just a survey and that the results will not change the election results from the 2019 annual meeting where the majority of residents voted against sheds, fences and above ground pools. While returning the survey is not required, it would be greatly appreciated.

Please visit [oldmillvillage.net](http://oldmillvillage.net) or our Facebook page for current information.

Please feel free to e mail any board member with any questions.

October 2021

Hello, Neighbors. We are residents of Old Mill Village who have volunteered to serve on a Task Force to help better understand the feelings of the entire community about three topics that have been brought up repeatedly over the past several years at our annual meeting: allowing Sheds, Fences, and Above Ground Pools in Old Mill Village.

To this goal, we have designed a survey for you to complete. Please understand this is not a vote, but a survey to see what the consensus of our community is as a whole. Your response will help direct the task force to see if we should move forward in putting any of these up for a future vote with our OMV community. **We strongly encourage your feedback so please complete the attached survey and return it to one of the task force members listed below by OCTOBER 24<sup>th</sup>.**

We value your input. Any potential recommendations would take into consideration the impact on the use and aesthetics of Old Mill common property. We can suggest any ideas or limitations as to what should be allowed, so we need and want your thoughts, even if you don't want any of these for yourself. Please keep in mind, with Sheds, Fences, or Pools, Brunswick City Codes and restrictions prevail over any decisions we might make although we can add additional restrictions. As spelled out in our Covenants and Restrictions, all of these must be in keeping with the architectural design and color of the home, and would still be subject to board approval.

Based on the total feedback of our community, if any of these three suggestions have enough support to move forward, the task force would put together a formal proposal to the Homeowners Association for consideration at our 2022 Annual Meeting, and only at that time, would there be a formal vote for any of these options. Any changes would require full voting participation of the Old Mill Village community.

Thank you in advance for your time and quick response to the attached survey.

Sincerely,

Old Mill Village Sheds, Pools and Fences Task Force Committee

Lynn Koch, Jeff Knight, Jeff Arona, Angela Spencer, Jean Feitl, Chris Crump, Alison Duiker, Katelyn Evans, John Thomas, Ben Barnes and Mary Erbs.

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**PLEASE use the envelope provided to return your survey to one of these task force members by October 24<sup>th</sup>. They will have a box or plastic bag by their front doors for easy returns.**

Lynn Koch – 3561 Fireside Drive

Ben Barnes - 1254 Tulip Court

Jeff Arona – 962 Ptarmigan Trail

Alison Duiker – 1037 Fireside

Evans – 927 Woodhill Court

Mary Erbs – 3458 Clover Drive

Chris Crump – 949 Springhill Court

Jean Feitl – 3474 Auvergne Oval

Jeff Knight – 3569 Fireside Drive

**Task Force SURVEY 2021**

**Sheds. Would you be in favor of or opposed to allowing sheds in the community?**

We know most homeowners do not want to see poorly constructed sheds, in colors, materials and design that are not in keeping with the look of your home and the community. Sheds would require board approval and there would be strict criteria for owning and maintaining a shed put in place by the board to maintain the aesthetics and open concept feel of the community.

Some of the ideas brought forward by the task force for your consideration if sheds were to be permitted are:

- 1) Material restrictions: Made from wood, stone, vinyl or metal to match the Architecture and color of the home (within reason as we know an exact match may be prohibitive).
- 2) Size and location: Should there be some restrictions on how big a shed can be and where it can be located on owner's lots? Location may be somewhat flexible as we do not have "cookie cutter" square yards.

\_\_\_\_\_ **Yes, I would like to see the option to install Sheds. If Yes, do you have any other suggestions or limitations that you feel we need to consider if we are to allow Sheds?**

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\_\_\_\_\_ **No, I do not want to see Sheds. If no, please give us a short reason why you would not want to see sheds in our community. If we were to allow sheds, are there any suggestions or limitations you would like to offer for consideration that you would find acceptable?**

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**Fences. Would you be in favor or opposed to allowing fences in the community? Keep in mind no two lots are the same size or shape. Fences would require board approval and there would be strict criteria for installing a fence.**

Some Task force ideas to share with you are:

- 1) Should we limit height to 4 ft., 6 ft. or only allow 6 ft. fences when inground pools are installed in a yard?
- 2) Should the fence remain "see through, "such as black wrought iron or black aluminum?
- 3) Should wood, white composite or vinyl fences be an option?

\_\_\_\_\_ **Yes, I would like to see the option to install fences. If Yes, do you have any other suggestions or limitations that you would suggest we consider in allowing fences?**

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\_\_\_\_\_ **No, I do not want to see fences. If no, please give us a short reason why you would not want to see fences in our community? If we were to allow fences, are there any suggestions or limitations that**

you would like to offer for consideration that you would find acceptable?

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**Above Ground Pools.** Would you be in favor or opposed to allowing above ground pools in the community? These pools would require board approval and there would be strict criteria for installing and maintaining an above ground pool.

The Task Force felt that even if we consider above ground pools, these would need to be a permanent standing structure and not a blow up or temporarily erected pool that people leave up all summer.

Some thoughts are that if we allowed Above Ground Pools, should we have any of these requirements?

- 1) The fence needed around a pool for safety should not be placed on top of the pool to add additional height for obstruction of views.
- 2) Should there be decking allowed around the pool (this would require Board approval as well)?
- 3) Should the sides of the above ground pool have required landscape, hardscape or covering of some type to cover the loom of the above ground pools?

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\_\_\_\_\_ Yes, I would like to see the option to allow above ground Pools. If Yes, do you have any other suggestions or limitations that you think we should consider when allowing Above Ground Pools?

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\_\_\_\_\_ No, I do not want to see Above Ground Pools. If no, please give us a short reason why you would not want to see above ground pools in our community? Are there any suggestions or limitations that you would like to offer for consideration that you would find acceptable?

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I am a property owner in OMV, owning property at \_\_\_\_\_

(address)

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Signed by OMV Property Owner

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date