

**Three Meadows Sub-Division Association**  
**Annual Meeting – March 18, 2025**

Present: Andy Boedeker, President, Murray Patterson, Ted Weaver, Tom Berkebile, and Joyce Williams, Office Manager. Excused Ed Eck, Wade Danforth, Jeff Kessler.

The Annual meeting of the Three Meadows Homeowner's Association was called to order by President, Andy Boedeker at 7:00 pm on March 18, 2025, with 24 residents (19 unit owners) and 4 board members in attendance. Andy introduced himself as President and each board member introduced themselves, and residents in attendance introduced themselves. Tom Berkebile moved to dispensed with the reading of the 2024 Annual Meeting minutes, seconded by Ted Weaver.

**Maintenance/Grounds Report:** In 2024 we replaced only one (1) street sign, but many fence boards were repaired, replaced, & repainted. Some flowers were planted at the front entrance sign area, but more needs to be done. Our lawn contractor now has a water tank that can be put on her trailer, so we would have a source of getting water to our area, but there is also the cost of the water through the city. Board will check into that cost.

Just for clarification: the center boulevard of Three Meadows Drive & the Three Meadows Park & Pond is owned and maintained by the City of Perrysburg, as well as some of the trees along Three Meadows Drive.

The Great American Clean Up the Parks Day at Three Meadows will be on Saturday, April 12, 2025, from 9 -11 am. Volunteers can meet at the park shelter house. The annual City of Perrysburg Spring Brush pick up will start on Monday, April 7, 2025 on the East side of the city, which is the Three Meadows side. Please have branches & brush at the curb, parallel with the street and no grass or leaves and do not tie bundles together, leave them loose. The truck will only make one (1) trip on each street.

The Community Garage Sale will be held on Saturday, May 17, 2025 from 9:00 am to 3:00 pm with advertising being done by the association in the Perrysburg Messenger Journal, Rossford Journal, The Toledo Blade (both e-blade & printed), the Bowling Green Sentinel Tribune, as well as on our Web Site and Face Book Group Page. Please call or email the office to have your address posted in the listing of sales by Thursday, May 15<sup>th</sup>. Directional signs will be posted at various intersections.

**Grassy Creek:** There is no garbage in the creek at this time and the water is flowing well. Travis Hartman has removed several large patches of branches/leaves & logs behind the Oak Knoll Drive area of the creek.

**Old Business:**

- 1) The Three Meadows subdivision is made up of 10 Plats, with a Declaration of Restrictions for each plat. You can now access and download those plat restrictions. Attached to the resident agendas tonight is instructions of "How to get a copy of your Plat's Deed Restrictions". This information will also be in the May 1, 2025 Newsletter.
- 2) We currently have 491 Facebook members and as a reminder, only owners are approved for Facebook access. Apartment tenants are not approved as they are usually considered temporary residents (that includes Three Meadows Apartments, The Manor, Abundant Life # 1 and # 2).
- 3) We have had 289 Views of our Web site this last month.
- 4) We are not accepting Zelle or Venmo payments, nor do we take credit or debit cards for HOA dues.

**New Business:**

- 1) The Association tried something new this year by placing business card advertising in our Newsletter. We have six (6) ads at \$50.00 each in our 2025 Newsletter this year. We will encourage more ads like this for next year. This will give local residents who own a business a chance to advertise with us. The number may be limited due to the number of pages for our Newsletter in any particular year. Our Newsletter is mailed to every owner and/or resident in the subdivision, which is a total of 523 Newsletters mailed. These ads will help offset the cost of the printing and mailing.
- 2) Projects for 2025: These include re-painting of the concrete wall at Rt 20 and Three Meadows Drive; re-painting of the board fence along Three Meadows Drive; and changing out some metal posts the city installed in the cul-de-sacs for wood posts with the wood backboard. There are also a couple of "Keep Right" signs that need to be on wood posts.
- 3) There seems to be many street lights out in the subdivision. If one of them is near your residence, please get the pole/post number and the closest two intersecting streets and email the Office with that information. The Office can then compile a list and submit online to Toledo Edison. In this way, if there is a list of lights that need attention, rather than just reporting one or two, we think it might be more beneficial and Toledo Edison would make a greater effort to address the problem.
- 4) Major construction at I-75/US Rt 20/Fremont Pike interchange improvement project by the Ohio Department of Transportation is scheduled to be coming to our area in the spring of 2027 and to be completed in the fall of 2028. For more information and maps, go to:  
<http://www.transportation.ohio.gov/projects/projects/117678>.

There were quite a number of various questions and comments on subjects such as mailboxes, animals in the subdivision, sidewalks, street lights, rental houses, and property upkeep. As an HOA, there is only so much we can control or have any input with the city of Perrysburg. The city does not recognize any of the HOA's or their guidelines or restrictions.

Being no further business, Tom Berkebille moved to adjourn, 2<sup>nd</sup> by Ted Weaver. Meeting adjourned.

Respectfully submitted,

Joyce Williams, Office Manage

