

# **Curtis Farms Homeowners Association - Annual Notice of Meeting**

**Date:** June 21, 2024

**To:** All Homeowners of Curtis Farms

**Subject:** Notice of Upcoming Meeting

Dear Homeowners,

We hope this letter finds you well. We are writing to inform you of an important upcoming annual meeting for the Curtis Farms Homeowners Association. Your participation is crucial to the continued growth and improvement of our community.

## **Meeting Details:**

- **Date:** August 5, 2024
- **Time:** 6:30 PM
- **Location:** Curtis Farms Park

## **Agenda:**

- 1. Election of Board Members**
  - Voting for members of the Board of Trustees.
- 2. Amendment Voting**
  - Voting on proposed amendments to the Declaration of Covenants, Restrictions, Easements, Assessments, and Assessment Liens.
  - Find attached ballot to bring in person or send ahead of time
- 3. Discussion of Park Improvement Project**
  - Open discussion on potential improvements to the Curtis Farms Park.

## **Explanation of Proposed Amendments:**

- 1. Amendment to Allow Above-Ground Pools** (requested by members)
  - **Current Rule:** The current Declaration restricts the size of above-ground pools to no larger than six feet (6') in diameter and eighteen inches (18") deep.
  - **Proposed Change:** Allow above-ground pools larger than the current limit, provided they are enclosed by a fence that complies with the rules and regulations of the Declaration and any additional restrictions imposed by the Board. The pool and fence must be maintained in good condition, and prior written approval from the Board is required.

2. **Amendment to Allow Electronic Delivery of Notices** (requested by Board)
- **Current Rule:** Notices to Owners are currently delivered either in person or by United States Mail.
  - **Proposed Change:** Allow for electronic delivery of notices to the email address of the Owner as shown by the records of the Association. Owners must provide a valid email address to receive notices electronically. It is the responsibility of the Owner to ensure that the Association has the correct email address on file. Electronic notices shall be deemed delivered upon successful transmission. Owners may opt-out of electronic delivery by providing written notice to the Association, in which case notices will be delivered by one of the other methods specified.

We encourage all homeowners to attend this important meeting and participate in the decision-making process. Your input and votes are vital to the governance and improvement of our community.

If you have any questions or need further information, please feel free to contact Brandon Tolle at [brandon@curtisfarmshoa.org](mailto:brandon@curtisfarmshoa.org) or (740) 274-1608.

We look forward to seeing you at the meeting.

Sincerely,

Board of Trustees  
Curtis Farms Homeowners Association

**BALLOT TO AMEND THE CURTIS FARMS DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND ASSESSMENT LIENS FOR CURTIS FARMS SUBDIVISION**

The Board of Trustees for The Curtis Farms Homeowners Association proposes that the Declaration of The Curtis Farms Declaration of Covenants, Restrictions, Easements and Assessment Liens for Curtis Farms Subdivision (the "Declaration"), Delaware County, Ohio, be amended as follows:

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**DELETE ARTICLE III, SECTION 3.09(e) in its entirety. Said deletion is to be taken from Page 8 of the Declaration.**

**INSERT a new ARTICLE III, SECTION 3.09(e). Said new addition to be added on Page 8 of the Declaration as follows:**

**3.09 Miscellaneous Restrictions.**

**e. Above-Ground Pools.**

Above-ground pools are permitted under the following conditions:

1. Any above-ground pool larger than six feet (6') in diameter and eighteen inches (18") deep (excluding hot tubs or spas) must comply with the following requirements:
  - a. The pool must be enclosed by a fence that complies with the rules and regulations set forth in the Declaration and any additional restrictions imposed by the Board of the Association.
  - b. The fence must be constructed in a manner that prevents unauthorized access to the pool area and must meet the height and material requirements as approved by the Association.
2. The pool and the fence must be maintained in good condition and repair at all times.
3. Any above-ground pool installation must receive prior written approval from the Board of the Association, which may impose additional reasonable restrictions to ensure safety, aesthetics, and harmony with the neighborhood.

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**DELETE ARTICLE VIII, SECTION 8.11 in its entirety. Said deletion is to be taken from Page 18 of the Declaration.**

**INSERT a new ARTICLE VIII, SECTION 8.11. Said new addition to be added on Page 18 of the Declaration as follows:**

**8.11 Notices.**

Notices to an Owner shall be given in writing and may be delivered either by:

1. Personal delivery to the Lot, if a residence has been constructed on such Lot; or
2. Depositing such notice in the United States Mail, first-class, postage-prepaid, to the address of the Owner of the Lot as shown by the records of the Association, or as otherwise designated in writing by the Owner; or
3. Electronic delivery to the email address of the Owner as shown by the records of the Association, or as otherwise designated in writing by the Owner.

Owners must provide a valid email address to the Association if they wish to receive notices electronically. It is the responsibility of the Owner to ensure that the Association has the correct email address on file. Electronic notices shall be deemed delivered upon successful transmission. Owners may opt-out of electronic delivery by providing written notice to the Association, in which case notices will be delivered by one of the other methods specified above.

Return this ballot in person at the annual meeting, via email, or via mail:

- Email: [brandon@curtisfarmshoa.org](mailto:brandon@curtisfarmshoa.org)
- Mail: Curtis Farms HOA; 189 Delaware Dr, Delaware, Ohio, 43015

	CONSENT AND AGREE	REJECT
Above Ground Pools	_____	_____
Electronic Notification	_____	_____

Owner(s) Name

Address

Signature

Date

Signature (If co-owned, both owners should sign. If only one signs, he/she states he/she represents the entire vote of the unit.)

Date