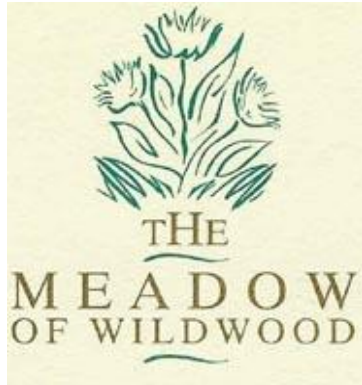


**NEWSLETTER
JANUARY 2022**



Interim President
Mike Bruns
Term expires Feb 2022

Vice President
Patricia Anderson
Term expires Feb 2023

Treasurer
Sherri Nowell
Term expires Feb 2022

Secretary
Edwyna McKee
Term expires Feb 2022

Member at large
Richard Hausler
Term expires Feb 2023

Property Manager
Vicki Viox

Premier Property
Management
P.O. Box 1016
Milford, Ohio 45150
Phone: 843-0310
Premierproperty_mgmt@yahoo.com

Happy New Year!

We hope that this newsletter finds you all healthy and warm! So far, the winter has been on the mild side, and we can only wish for more of the same as we prepare to endure February in Cincinnati.

Spring will be here before we know it!

Annual meeting

Due to covid concerns and lack of a proper meeting space, the 2022 Annual Meeting will be held via Zoom on February 24th at 6:00.

The meeting link is: bit.ly/3fXUAmI

There are three current Board members that will be up for re-election. All three have volunteered to serve an additional term. However, any owner that is interested in running for one of the three available positions must contact Premier by February 8th to be placed on the ballot. The official annual meeting announcement and ballot will be mailed on February 9th. All voting will be done via mail-in ballot as no nominations will be taken at the meeting.

Winter maintenance

The Board has agreed to have all dryer vents cleaned as a maintenance expense for the COA, no additional expense to each owner. Work will be completed from the outside of your unit with access to the balconies needed only for the middle units. Watch notices at the unit entrances for dates and times.

Norman Carter and his crew are busy keeping your hill and driveway safe. A truck issue kept him from thoroughly de-icing with the last snow event but that has been repaired and he is ready for the remainder of winter. There is also a shovel and bin of de-ice at each entrance for resident use.

Lastly, issues with the trash have become increasingly worse so it is time for each resident to recommit to full compliance of the COA's trash policies. Please see page two for those specifics.

**Additional information can be found on the website:
themeadowofwildwood.com**

The Meadow Trash Policy

Summary:

- Covered trash containers with your number can be set out no earlier than Sunday evenings at 6:00 pm
- Bags and unprotected trash can only be set out on Monday mornings due to animal intrusions.
- Trash containers must be removed on Mondays
- Trash must be set out only where the sidewalk and driveway meet at the entrance. Not in the grass or flower beds.
- Put trash in your own trash containers only, unless you have permission from your neighbor.

Detail:

3.6 Trash containers and recycling bins (Decl. VIII, L) Living in such a wooded setting as The Meadow, there is a constant problem with animal invasion of garbage that has been set out too early, particularly with bags which provide easy access for animals. In fairness to your neighbors, our visitors, and to uphold the appearance and value of our properties, the following rules apply. A violation of any of the rules below can result in a fine.

- All trash is to be placed in resident provided trash container and recycling placed in a proper recycling bin provided by Rumpke. Please mark all containers with your unit number for proper identification.

- There is no storage of anything on common areas without prior consent of the Board. Trash bags, cardboard boxes and other refuse stored outside of any unit, are strictly prohibited (Decl. VIII, B). Trash containers may be stored in your storage closet or garage. At no time may trash be placed outside the front door, under the steps or on the patio/deck area.

- Trash must be set out ONLY in areas that are currently established as trash pick up areas for your building. This area is where the sidewalk and driveway meet at each entrance. Do not put trash cans or recycling bins in the grass or flower beds.

- **Trash pickup is Monday. Trash may not be set out for pickup before 6pm Sunday evening at the earliest if items are in a covered container. All bags and unprotected trash are to be set out Monday morning due to animal intrusions. Note: Rumpke normally picks up garbage on all Monday holidays, except Christmas.**

- **Trash cans must be retrieved Monday evening at the latest. Cans left out on Tuesday will be collected and will be disposed of the following trash day.**

- Rumpke will not pick up anything that is not in a trash container or trash bag. They will not pick up loose articles off the ground such as pizza boxes, shopping bags or grocery bags. Large trash will be picked up only if you contact Rumpke at 742-2900 and make arrangements in advance. 3.7

Failure to Maintain Unit (Decl. VII, C) In the event that a homeowner fails to maintain any item that is a homeowner responsibility, the Association reserves the right to repair or maintain that item and bill back the cost to the home-owner.

The full policy manual can be found on the COA's website:

<https://themeadowofwildwood.com/>