



Homeowners Association newsletter

December 2016

Contact Information

website: www.wcho.org

E-mail: wchoa44149@gmail.com

Clubhouse Rental & Information:

440-879-8031

-or-

wcclubhouse@gmail.com

Directors

Dave Grillo - President
Anthony Kruczek - Vice President
VACANT - Secretary
VACANT - Treasurer
Bob Houser - At Large

Committees

Social Committee

Kristen Daher
Julie Gruden
Dena Jasinski
Marianne Konkol
Suzanne McManus

Financial Committee

VACANT

Landscape Committee

Bob Houser
Anthony Kruczek

Amenities

Clubhouse Manager

Steve Popa

Pool

Dave Grillo

Newsletter

VACANT

Waterford Swim Team

Karen Devine
Tenisha Farrow

LETTER FROM THE PRESIDENT

Dear Residents:

There have been significant changes in the Waterford Crossing HOA Board during the 2016 year. Many former board members including Mark Globokar, Jim Criswell, and Kristen Daher have departed after working many more hours than they probably should have. We thank them for all their hard work and dedication.

The current board needs your help to keep our community functioning properly. There are many positions that need to be filled as soon as possible including board and committee positions. Waterford Crossing is a great place to live thanks in part to efforts of community volunteers. By contrast, without volunteers it is difficult to maintain essential functions and amenities, much less make improvements. For those who have yet to volunteer, please email us a brief biography and indicate how you can contribute to making our community a place we are all proud to call home.

Assuming appropriate volunteerism, our goal for 2017 is to enhance and add to efforts made by previous boards. Most notably, there will be an emphasis on social activities. As a recreational community, we believe it is important to provide residents with a variety of activities and parties to get to know our neighbors better. Let's work together and improve our community!

Regards,
Dave Grillo



MARK YOUR CALENDARS & PLEASE ATTEND!

Waterford Crossing Homeowners' Association ANNUAL MEETING

Tuesday, January 31, 2017
7:00 pm at the Clubhouse



For more community information visit: www.wcho.org

****AMENDMENTS****

The board recommends amendments to our governing documents. The amendments address, among other things, impractical restrictions on board governance including requiring a majority of members be present in person or by proxy for annual meetings as well as restrictions on the ability to communicate electronically. For changes to be made to the governing documents, approval is required by 75% of members. An amendment package will be mailed shortly including a proxy ballot for voting. It is vitally important to the proper functioning of this community that you vote.

**ANNUAL DUES**

The board does not anticipate much, if any, change in the budget from last year. Accordingly, the annual dues for 2017 are the same as last year, namely \$525. Payment should be submitted by check payable to WCHOA with the enclosed invoice by January 1, 2017. See the enclosed invoice for more details.

**WEBSITE/ELECTRONIC COMMUNICATION**

Please visit our website (www.wcho.org) to acquire up-to-date information about our community and events. Copies of the governing documents and forms as well as the clubhouse rental packet and calendar are all provided on the website. Further and to the extent allowable by our governing documents, we will begin to convert more to electronic communications. As you will notice, we request your email address on the annual dues invoice. We will use this address to communicate important information and potentially future newsletters.

**LANDSCAPE**

We are diligently working on continuing maintenance and needed repairs to insure the ongoing aesthetic appearance of the parkway, ponds, and irrigation systems which are increasingly aging. To this effect, we are continuing with the necessary removal of diseased trees which you may have noticed over the last few weeks. In addition, the board has sought to get quotes for the upkeep of the very complicated irrigation system to make sure the beautiful parkway and supporting common areas are adequately maintained. This includes the repair and maintenance of our ponds and pond fountains. These projects will continue into 2017.

IF THERE ARE PEOPLE INTERESTED IN VOLUNTEERING FOR THE LANDSCAPE COMMITTEE, PLEASE GET A HOLD OF THE BOARD VIA EMAIL SO WE CAN CONSIDER YOUR ASSISTANCE. We all look forward to working together to make our association the best in Strongsville.

**CLUBHOUSE & POOL RENTAL**

Our clubhouse manager is Steve Popa, resident of Waterford Crossing. Rental rates are \$125.00 with a refundable security deposit of \$200.00. The rental rate of \$125 is due with the rental application, and the security deposit is due the day of the event in exchange for clubhouse keys. Please refer to all clubhouse rental information on the website - www.wcho.org. Check availability online at: wcho.org/event-calendar. Questions: Email: wcclubhouse@gmail.com or call 440-879-8031.

GEESE LIGHTS

The effectiveness of the geese lights is minimal at best. We will look into additional fountains for ponds that do not have them and other solutions instead of placing the geese lights back in the water in 2017.

**LITTER**

Please secure your trash on your tree lawn for garbage day pickup. Often, the plastic recyclables make their wind-blown way to a pond or the parkway. Please be mindful not to litter in the common areas.

**LOOK AFTER YOUR DOG (s)**

Residents have been complaining about people who walk their dogs and don't clean up after their pets. The City of Strongsville requires owners to pick up after their pets; persistent violators can be cited by the Strongsville Dog Warden. As you walk your dog in the development, the dog must be under control, namely on a leash as opposed to running free.

**SLOW DOWN!!!
WATCH YOUR SPEED!!!**

Please be aware of the 25 MPH SPEED LIMIT on ALL streets. The Strongsville Police Department has been notified of residents not obeying the speed limit and will be closely monitoring Waterford Crossing.





Waterford Crossing Homeowners' Association

18881 Waterford Parkway, Strongsville, Ohio 44149

E-mail: wchoa44149@gmail.com Website: www.wcho.org

Invoice for Waterford Crossing Homeowners' Association (WCHOA) 2017 Assessment

Article V of the WCHOA Declaration of Amended Covenants and Restrictions (DRC) requires each Owner (as defined in the DCR) to pay annual assessments for the continued operation, maintenance, and repair of the common properties and for other costs. It also comprises due dates and penalties for untimely payment. Article X of the WCHOA By-Laws covers how assessments are determined and paid/collected. Collections of assessments, especially late assessments, is a very time consuming and costly activity. The amounts noted below show how the assessment increases based on level of delinquency. All members of the association must pay assessments.

Assessment Period: January 1, 2017 – December 31, 2017

Amount Due: \$525 due by January 1, 2017; 10-day grace allowed, payments must be postmarked by January 10, 2017.

If not done timely, an additional \$25.00 will be added bringing the amount due to \$550. Therefore, the amount is \$550 if postmarked January 11 through January 31, 2017, inclusive. In addition, per the DCR, assessments that are more than 10 days late may begin to accrue interest charges at a rate of the prime interest rate plus 3%.

Payments postmarked after January 31, 2017: If a check for payment of \$550 is not postmarked by January 31, 2017, then your account will be turned over to the Association's attorney for collection. As permitted by the DCR and the By-Laws, you will also be responsible for the additional legal/collection fee.

Given the level of penalties associated with late payment and related costs of collection, you are encouraged to submit your payment timely. Only homeowners and their families who are current on their assessments have membership privileges, including but not limited to use of the swimming pool, access to rental of the clubhouse, and the right to vote for directors.

Your check Must be postmarked on or before January 10th for the rate show below.

Send your \$525 check payable to **WCHOA** with this page:

Mail to: Waterford Crossing HOA
18881 Waterford Parkway
Strongsville, Ohio 44149

☐ Check this box if your payment is NOT enclosed, but will come directly from your bank/financial institution.

Your contact information:

Name: _____

Street Address: _____

E-mail Address: _____

Phone: _____

*All information above is held in strict confidence for Association use only.

VANDALISM

Earlier this year, we had several instances of vandalism occur in the neighborhood. Please call Strongsville Police Department at (440) 580-3230 if you see anything that seems odd or out of place. Please help make Waterford Crossing a safe place for all residents!

LIGHTS ON FOR SAFETY



Please remember to replace your front post light when it burns out. This is your responsibility. It is important to keep the neighborhood well lit, as it helps to deter crime.

ARCHITECTURAL CONTROL

All WCHOA members are governed by our Declaration of Covenants and Restrictions (DCR). If you wish to add a deck/patio, enlarge your home, or change your home's exterior, you'll need to submit the Architectural Review Form and your plans to the board of Directors for approval prior to commencing any work. The form is located on our website in the General Info tab: select ARCHITECTURAL CONTROL FORM. Please be advised that the DCR does not permit the construction of storage buildings, sheds, or fences. If you have any questions, please email us at - wchoa44149@gmail.com.



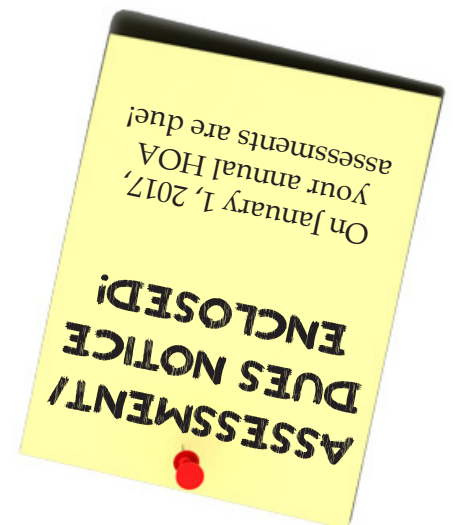
NEXTDOOR Waterford Crossing

- a way to connect locally

If you haven't already joined our development private social network, we have over 550 residents that have joined!! Reasons Waterford Crossing residents join: to quickly get the word out about break-ins or other crime going on in the area, find a babysitter, referrals on painters, electricians, handymen, etc., ask for help keeping an eye out for a lost dog or to finally call your neighbor down the street by their first name!

Please consider joining, here's how -
Go to www.wcho.org,
Click on "Nextdoor WC"
Click on "Sign up Link"

Complete & return invoice on page 3



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Strongsville, OH 44149

