

MAPLE CREEK

HOME OWNERS ASSOCIATION
SYLVANIA, OHIO 43560

HOME OWNER'S ASSOCIATION COMMUNICATION NEWS 2008

Contracts and Services Summary:

We need your assistance with monitoring the status of our contractors to ensure we are getting our value out of the contracts. Please fill out a Complaint/Issue form or send a general email to the association if you notice sub standard service and we will take action with our contractors.

Mulching of the trees and islands should be underway within the next 2 weeks.

Financial Report:

The outlook for 2008 - 2009 continues to decline financially. This is mainly due to effects from 2007 expenses being higher than forecasted, and on the spending is on the same path for 2008.

The association needs to collect the remaining \$3,675 dues for 2008.

The association needs to collect the remaining \$175 in dues for 2007.

Last year there was a net loss of \$955.95 and due to a lapse in insurance coverage the loss should have been around ~\$2,500.00. Due to increases in costs for services our estimated budget for this year has a shortfall of \$2,925.00. The budget was based on 2007 actual expenses and estimates from each of our contractors.

Last year the increase proposed on the ballot didn't pass. This year the association is providing more data as to why the passage of this increase is needed, in hopes or providing support and backup for our request. The board has fiduciary

responsibility to run the association the best it can, but we have to pay the increases needed like each homeowner. The association board has no hidden motive for increasing dues, each of us are volunteers and get no monetary benefit from our positions.

The board is suggesting raising the dues slightly to \$250.00 annually. This will raise an additional \$5,500.00 which will provide the money to cover our current year estimate shortfall and to help prepare us for continued rising costs due to our sluggish economy and lack of new home building in our neighborhood.

The association lives on a very fixed income and contract season the board tries to match our contractors to our incomes, but we have been unable to stay within our income and still provide the needed services.

The association must appeal for the passage of the increase in fees this year, which will not bring additional income until June 2009, to create a healthy and balanced association. The additional monies expected to be raised will allow the association to function without asking the homeowners for additional money for at least 3 years, as long as a few more homes also get built in the next 3 years.

If any homeowner would like to participate in finding ways to reduce the costs of goods for the neighborhood, please email comments@maplecreeksylvania.com and we will gladly accept any advice or ideas to help solve our current financial situation.

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	Jan - Jun 08	Jan - Dec 07	Budget Estimate for 2008	Jan - Dec 08	Spent YTD
Intuit	245.42	0.00	2008 Dues	12,775.00	8,925.00
Matthews Lawn & Lanscaping	469.71	2178.48	Insurance	(1,500.00)	0.00
Maumee Bay Aquatics	2302.46	7561.70	Lake Chemicals	(7,600.00)	(2302.46)
Office Max	149.74	297.53	Lawn Care	(3,250.00)	(469.71)
Toledo Edison – 0048	121.72	1522.44	Office Supplies	(300.00)	(395.16)
Toledo Edison – 3676	301.25	375.76	Postage	(50.00)	0.00
Toledo Edison – 6673	700.84	902.35	Utilities	(3,000.00)	(1,123.81)
TruGreen ChemLawn	766.68	0.00	TOTAL	\$ (2,925.00)	\$4,633.86
USPS		17.69			
TOTAL	\$ 5,057.82	\$ 12,855.95			

Website:

Many of you may notice that at the bottom of the pages of this newsletter we have a website address. The website is to be used for distribution of electronic copies of documents as well as a way to contact the association. The Website is www.maplecreeksylvania.com and is being provided at no cost to the association or its homeowners. You will also notice that a weather station lives in our neighborhood and its data is being shared with our website and many weather based websites, this too is at no expense to the association.



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Attention Homeowners:

Mailbox Décor and uniformity and street tree update.

It has been brought up several times in the past year that some homeowners are not abiding by the Deed Restrictions for Mail and paper delivery boxes.

The approved color is white. The approved style (fig 1.) is birdhouse style and the developer can get you in touch with the person who builds them if you need yours replaced. This seems minor, but it has created a lack of uniformity that the developer has placed on all of us in the deed restrictions.

Section 24. The Developer shall have the exclusive right to determine the location, color, size, design, lettering and standards and brackets of all mail and paper delivery boxes, and the location, size, type and species of trees and/or shrubbery planted between the sidewalk and street curb in order that all such areas of " Maple Creek Plat 1", be strictly uniform in appearance with respect thereto. The owner of a residential lot shall maintain the designated street tree (Autumn Purple Ash) or trees and the mailbox and/or paper delivery box and replace when necessary the designated street tree or trees and or the mailbox and/or paper delivery box of similar type, size, caliper, look and quality. The mailbox shall be a "birdhouse style" mailbox with a paper box underneath.



fig 1. white birdhouse style mailbox

STREET TREE UPDATE

Due to the Autumn Purple Ash being killed off by the Emerald Ash Borer the association asked the developer to present an alternate street tree that can be used in our neighborhood.

The new tree is "Greenspire Linden"

A neat, trim looking pear shaped tree canopy with heart-shaped glossy leaves. Cinnamon colored bark. Fragrant pale yellow flowers in early summer. Yellow autumn leaves. Reaches a height of 33 to 50 feet.