

# Ashley Oaks

Homeowners Newsletter January 2008

## ASHLEY OAKS HOMEOWNERS ASSOCIATION BOARD OF TRUSTEES

David Schaffran	President	378-5692	dschaffran@wowway.com
Linda Wozniak	Vice President	268-7120	whwlmw@roadrunner.com
Manny Estrela	Treasurer	268-9244	mannyestrela@sbcglobal.net
Brian Patterson	Secretary	846-8154	b.m.patterson@juno.com
Rand Lennox	Trustee	268-0791	RandLennox@aol.com

### Trustee Ballots

Enclosed you will find the ballot for the Ashley Oaks homeowners interested in running for the 2008 Board of Trustees. Please complete the ballot and mail it to Att: Secretary, AOHOA, PO Box #360293, Strongsville, Ohio 44136. Or, you may bring it in person to the annual meeting.

**Annual meeting**  
**January 19, 2008, 1:00 PM**  
**Strongsville Public Library**  
**Small Events Room.**

### Entrance Signs

The trustees in 2008 will be discussing in further detail the possibility of replacing/upgrading the Ashley Oaks signs at both of our development entrances.

### Save Money!

You can reduce the costs of mailing our newsletter and other important information by receiving it electronically. Visit the Ashley Oaks website, [www.ashleyoakshoa.org](http://www.ashleyoakshoa.org), and sign up for our email list. This can be accomplished under the contacts tab.

### Thank You!

A big thank you to Nicki Gambitta for organizing the annual progressive dinner and to all of the families who opened their home to host the event!

### Landscaping

The 2008 Landscaping contract was again awarded to Cutting Edge Property Maintenance. The contract price was negotiated to remain constant in 2008. Outside of a few minor issues, they did a good job with the general upkeep, mulching, mowing & fertilizing our common property in 2007.

### By-Laws and Covenants

Please contact Linda Wozniak at whwlmw@roadrunner.com if anyone needs a CD-ROM copy of our current bi-laws & covenants. Paper copies are no longer available. In the future, you will be able to view these documents on our website, [www.ashleyoakshoa.org](http://www.ashleyoakshoa.org).

<b>AOHOA Revenue &amp; Expenses - 2007</b>					
	<u>YTD December</u>				<u>2008 Bgt</u>
	<u>BGT</u>	<u>TY ACT</u>	<u>LY ACT</u>	<u>TY vs LY</u>	<u>BGT</u>
<b>Revenue</b>					
Dues	20,500	20,428	20,825	(397)	20,500
Interest Income	700	659	0	659	659
<b>Total Revenue</b>	<b>21,200</b>	<b>21,087</b>	<b>20,825</b>	<b>263</b>	<b>21,160</b>
<b>Expenses</b>					
Block Party	250	250	250	0	250
Insurance	2,000	1,815	1,855	(40)	1,878
Landscaping	11,234	14,277	11,211	3,066	11,572
Office Supplies	350	18	195	(177)	19
Postage & Delivery	400	179	121	57	185
P.O. Box rental	40	40	20	20	41
Legal Fees	750	0	679	(679)	0
Utilities	300	151	262	(110)	250
Taxes	2,624	469	143	326	485
Land Appraisal	350	450	0	450	0
Maintenance	740	750	0	750	750
Website	70	0	0	0	72
Capital Improvements	0	1,850	1,770	80	0
Water Retention Cleanout					2,000
Tree Maint / Replacement					1,200
Misc	0	0	8	(8)	0
Savings Reserve	2,050	0	2,082	(2,082)	2,050
<b>Total Expenses</b>	<b>21,158</b>	<b>20,248</b>	<b>18,596</b>	<b>1,652</b>	<b>20,753</b>
<b>Surplus / (Deficit)</b>	<b>43</b>	<b>839</b>	<b>2,228</b>	<b>1,915</b>	<b>407</b>
Cash Beg of Year		11,490			
Cash YTD		12,329			

## **Trustee Candidates 2008**

### **Rand Lennox**

I am currently serving as Trustee and as Landscaping Chairman for the Ashley Oaks Association and would appreciate your reelecting me as a Trustee for 2008. I am a retired IT executive and a part time IT consultant, and have lived in Ashley Oaks since 2001.

### **David Schaffran**

I've had the privilege to serve on the Board of Trustees for the past 2 years, & doing this job has been both an interesting & challenging experience for me. I enjoy taking up issues that can in any way improve the appearance & value of our development, & at the same time look for ways to make our development a safer place to live. On the flip side, making difficult decisions to protect the integrity of Ashley Oaks is not always the popular choice – especially with the parties directly involved. In the end, I believe the majority is appreciative of a Board that holds homeowners accountable & puts forth modifications that enhance the protection of home values afforded to our residents.

### **Linda Wozniak**

I am currently employed by Summa Health System as a Senior Clinical Systems Analyst. My husband and I moved to Oakmont in Ashley Oaks intending to live here until we retire and beyond. My interest is in assuring that the high standards established by the Ashley Oaks Home Owners Assoc. are maintained and that all rules and by-laws are enforced in a fair and equitable manner.

## PROXY

I hereby constitute, make and appoint Brian Patterson (Secretary, Ashley Oaks Homeowners' Association) with full power of substitution, for me and in my name, place and stead, to vote the number of votes I would be entitled to case (**one ballot per household**) if I were personally present at the annual meeting of the members of the Ashley Oaks Homeowners' Association or any adjournment thereof in the following manner on the election of the trustees for the term beginning January 1, 2008 and ending December 31, 2008.

### CANDIDATES FOR ASSOCIATION TRUSTEE (vote for no more than 3)

For \_\_\_ Rand Lennox - 15205 Oak Hallow Lane

For \_\_\_ David Schaffran – 15184 Scarlet Oak Trail

For \_\_\_ Linda Wozniak – 15227 Oak Hollow Lane

Witness my hand this \_\_\_\_\_ day of January 2008

Signature of Association Member \_\_\_\_\_

Printed name of Association Member \_\_\_\_\_

Address of Association Member \_\_\_\_\_

**Return proxy by January 19, 2008:**  
(Must be received by above date)

**Brian Patterson, Secretary**  
**Ashley Oaks H.O.A.**  
**P.O. Box 360293**  
**Strongsville, OH 44136**

### **Ashley Oaks Website**

Ashley Oaks is now online. Please visit our new website at [www.ashleyoakshoa.org](http://www.ashleyoakshoa.org). You will be able to view Ashley Oaks news, print forms, view the by-laws and contact the board members. Improvements and enhancements, to the site, will follow throughout the year. Thank you to our Webmaster, Tammy Collins, for building and maintaining this site.

AOHOA  
PO Box #360293  
Strongsville, Ohio 44136