

# Ashley Oaks Newsletter



Board of Trustees:

President: Manbir Sandhu  
Treasurer: Jason Acierno  
Trustee: Manny Estrela

Vice President: Justin King  
Secretary: Brian Stephens

Website: <http://ashleyoakshoa.org/>

January 2013

## Annual Meeting

The date for the annual association meeting has been set and will take place on Tuesday February 26th in the Strongsville Library Meeting rooms A and B at 7:00 PM. An agenda of the meeting is attached which details topics to be discussed which include the 2013 budget, the new entrance sign project, the election of new board members and other topics. Please try and join us for this important meeting. If you are not able to attend please be sure to send in your proxy.



## New Entrance Signs

The neighborhood Ashley Oaks signs at Prospect and Lunn Rd. are in a state of disrepair. The signs themselves are weathered and damaged. The posts are plastic and not in good shape. The board plans to present its proposal to replace the existing signs at the upcoming annual meeting and would welcome your input into the process. If you are not able to attend the annual meeting please let one of the board members know your thoughts on the matter.

## New Board Members Needed

We have three association trustees whose terms expired in 2012 so there is an immediate need for three new residents to volunteer their time, for the next two year term. If you are interested in getting involved in the actions and directions of our community, then please submit your names for inclusion on the official ballot. Please remember that this volunteer position is vital in keeping your association dues lower by having unpaid residents rather than a paid consultant do the facilitation of required services. Your help in filling these openings would be greatly appreciated. See the attached flyer for more details on how to submit your names.



**2013 Proxies**

Please remember that our by-laws require that a majority of owners be represented in person or by proxy in order to hold a valid Annual Meeting. Whether you plan on attending the meeting or not, please sign and return the attached proxy so if your plans change and you are not able to attend the meeting, a valid meeting can be held. Your proxy can be revoked by you at anytime. If you have any questions please feel free to ask any trustee.

**General Maintenance and Upkeep**

We have received several complaints from residents regarding the lack of proper upkeep of some properties within our neighborhood. It is important for all residents to be vigilant in their efforts to keep their houses and yards properly maintained. Starting in the Spring, the board will be walking the neighborhood and letting residents who are not properly maintaining their yards know that something needs to be addressed. You can all avoid this by doing some simple items.

- Keep your grass mowed
- Keep weeds in your bedding and yards to a minimum
- Make sure that any fences are repaired, painted and in good general shape
- Make any required external repairs to your house (i.e. paint)
- Replace your post light bulbs as necessary

Properly maintaining your properties is a simple way to add to the entire neighborhood's "curb appeal" and will add financial value to all of our homes. We would greatly appreciate everyone's support in this matter.



# Ashley Oaks Homeowners' Association

## 2013 Annual Meeting Agenda

February 26, 2013

Call Meeting to Order	Manbir Sandhu
Minutes of Last Meeting	Brian Stephens
Financial Report	Jason Acierno
Old Business	Manbir Sandhu
New Business	Jason Acierno
Election of New Trustees	Brian Stephens
New Entrance Signs Project	Manny Estrella Justin King Jason Acierno
Question and Answer	All
Adjourn	Manbir Sandhu

## **New Association Trustee Nomination**

We have three association trustees on the current board whose terms expired in 2012 so there is an immediate need for three new residents to volunteer their time, for the next two year term. If you are interested in getting involved in the actions and directions of our community, then please submit your names for inclusion on the official ballot. Please remember that this volunteer position is vital in keeping your association dues lower by having unpaid residents rather than a paid consultant do the facilitation of required services. Your help in filling these openings would be greatly appreciated.

We will need to have all names submitted before February 1, 2013 so official ballots can be distributed. The ballots will need to be returned prior to the annual meeting on February 26, 2013 so the results may be announced at that event.

To submit your name for consideration, please either directly contact any current member of the board or send an e-mail to the association secretary at the following e-mail address: [secretary@ashleyoaksHOA.org](mailto:secretary@ashleyoaksHOA.org)

**Ashley Oaks Homeowners' Association  
P.O. Box 360293  
Strongsville, OH 44136**

**2013 ANNUAL MEETING PROXY**

The Declarations require 50% of the members be present at the Annual Meeting in person or by proxy. If you will not be able to attend or are unsure of your ability to attend the Meeting, please sign the proxy below and return to either existing board member or mail to the PO Box above:

I hereby appoint \_\_\_\_\_ (if not designated, such person to be designated by the Board) with power of substitution for me and in my name, place and stead, to vote as my proxy at Annual Meetings from 2013 through 2017 or until I revoke this Proxy in writing, or unless I attend such Annual Meeting according to the number of votes I am entitled to cast if I were personally present. I hereby expressly authorize my proxy to use his/her best judgment in exercising my vote to the full extent and with all powers which I would possess if personally present, without restriction. I also revoke all Annual Meeting Proxies I have heretofore executed.

I certify that I/we are record owner(s) of a fee or undivided fee interest in the noted address. (If co-owned, both owners should sign. If only one signs, he/she states that he/she represents the entire vote of the Living Unit.)

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Owner Name

\_\_\_\_\_  
Address

**Please return to the above address or one of the current board members before the Annual Meeting on February 26, 2013**