

COUNTRY LAKES AT FOX MEADOW
HOMEOWNERS' ASSOCIATION ANNUAL MEETING

JUNE 19, 2025

Welcome: President Bill Hanigan commenced the 2025 Country Lakes of Fox Meadow Annual Meeting at 7:04 PM. He asked that everyone silence their cell phones and informed them that any recording of the meeting was prohibited.

Current Trustees were introduced:

President: Bill Hanigan

Vice President: Kerry Winer

Treasurer: Don Kelley

Secretary: Lisa Greb

Trustee/Design Review Committee: Vince D'Angelo

Special thanks were given to four others that have assisted the Board:

Bruce Buller - Property Manager

Anthony Embrogno - Financial Assistant

Shirley Krcmar - Monthly Newsletter

Ginny Standen – Resident Plant Expert

New homeowners in attendance were welcomed and recognized

Annual Meeting Notification to Homeowners:

Initial notification: May 16

Second notification: May 30

2024 Annual Meeting Minutes:

The President stated that everyone had an opportunity to read the 2024 Annual Minutes as they were posted on the Country Lakes website and asked if they needed to be read.

Motion to waive the reading of the minutes and pass them as written: Don Kelley

Seconded: Bob Beres

Vote: motion passed unanimously

President's Report, Bill Hanigan:

State of the HOA

- The sale prices of homes in Country Lakes are on the rise
- There have been many improvements by homeowners
- Our 2024 taxes have been paid
- Our three-year Reserve Study completed
- The 2025 budget completed and without an increase to monthly dues
- Created a new monthly financial approach/reports so that we are more efficient
- New RFP (Request for Proposal) formats developed and implemented
- Replacement of road sections completed
- HOA Domain issues resolved
- Reached a green space agreement with the Master HOA
- Digitized ten years of HOA records/activity
- Compliance with the Government's Corporate Transparency Act
- Continued socialization events: Friday Night Flamingos, holiday picnics and Halloween trick-or-treat
- Entered into a new contract for lawn care with The Eckliff Group

If you are not receiving Country Lakes' emails, please let Bill know, as he is the person sending them out via MailChimp

Home Sales

- From 2021 until 2024, home values have increased by just over 27%
- In 2021 the average value was \$419,999 and in 2024 it was \$533,317

Challenges facing the Board

- We need volunteer help from homeowners
- There are no Country Lakes homeowners on the Fox Meadow Board and we need representation
- Providing direction to The Eckliff Group as to how we want our properties to look
- Handling/sharing complaints/concerns with Lawn Squad about the condition of lawns
- Handling complaints/concerns about snow removal
- Dealing with ongoing financial challenges: increasing service costs and declining CD rates

HOA board and support

- Bill has served on the board since November 2018
- We need volunteer help from homeowners
- Reasons to serve include
 - Protect the value of your home
 - Correct problems that are not currently being tended
 - Gain better understanding of the laws pertaining to HOAs
 - Give back to the community
 - This is your community and you need to keep abreast of HOA issues

- Leave a legacy
- If you can't make a long-term commitment, please consider sharing your areas of expertise with the board so that they may be tapped for projects, both current and future

Treasurer's Report, Don Kelley:

The Mystery of Country Lakes Snow Removal

- We only plow when snowfall exceeds 2 inches
- There's only one plow available for plowing driveways; we asked if it would be possible to add another plow; the cost was not a good spend of homeowners' money, so we are staying with one plow
- Our service contract with Jackson Hunter calls for plowing completion in eight hours; it is usually completed in 4 to 6 hours, depending on the depth of snow; the same timeframe applies to the walkways
- We hired Jackson Hunter because they are one of the few companies that have all salaried employees; those employees work all year with no seasonal layoffs
- We are in a three-year contract with Jackson Hunter; the cost remains the same each year, no matter how many plows are needed
- Our roads are salted when icy; we follow the decision of the city, we salt when they do
- The charge for salting is on a per salt amount; we budgeted \$3048.99 for salting this past season and because of the weather, our actual salting expense was \$10,416.65; the budgeted amount for this upcoming season has been increased to 40 saltings
- Please note that sidewalks are not salted, so we recommend you keep your own salt on hand for the sidewalks
- Note that the direction of plowing will alternate...one time they will start on Watercourse and the next time they will start on Hedgewood

Impact of the new Reserve Study

- Because we take our Reserves very seriously, the study was completed one year early as we were concerned about possible pond issues/costs
- Our 2021 Reserve Study showed that for the 2025-2029 period our total reserve contribution should be \$69,724
- However, the 2024 Reserve Study indicated that for the 2025-2029 period our total reserve contribution should be \$41,644
- Why the drastic change?
 - The main reason is because the 2021 Study had a much higher percentage of Reserves going towards the ponds versus the 2024 Study (45% vs. 9%)
 - The 2021 Study included costs for dredging the ponds, while the 2024 Study did not because the pond control maintenance that Bruce Buller recommended and implemented is working

Balance Sheet

- As of May 31, 2025 our total assets are \$532,746.52
- As of May 31, 2025 our amount in the Reserve accounts is \$474,635.00; we are 100% funded

Design Review Committee Report, Chairman, Vince D'Angelo:

- Vince introduced and thanked the other two members of the DRC: George Shafer (Consultant) and Paula Gilmore (Consultant)
- He explained that the general purpose of the DRC is compliance with Article 7 "Exterior Appearance" of the Covenants and Restrictions: "To ensure that any exterior additions/alterations to your home or landscaping changes are consistent with the other homes in the neighborhood. Responsibility of all homeowners to maintain the outsides of their homes to keep our neighborhood **consistent & beautiful**;" examples include decks, patios, awnings, roof replacements, windows, front doors and landscaping as well as tree planting and removal, etc. (planting and removal)
- If you are planning to make any changes to the exterior of your home, what is the process?
 - Complete an application online or submit a printed form to Vince D'Angelo
 - The application can be found on the Country Lakes website:
www.hoacountrylakes.com
 - Go to "Documents & Information"
 - Go to "Application for Design/Review"
 - Complete online or print form and submit
 - **Note: the homeowner, not contractor, is responsible for completion of the application**
- When can I expect to hear from the Design Review Committee?
 - Normally, within a day or two
 - A copy of the approval form will be returned to the homeowner
- Reminders to homeowners when using contractors:
 - Make sure contractors are parked on the non-hydrant side of the street and remind contractors to respect the speed limit
 - Contractor supplies should not be offloaded into the street (dumpsters, materials, etc.)
 - All contractor contact information should be included in the application
- Activity since June 2024 Annual Meeting meeting

- 31 applications, 30 approved, 1 denied (subsequent modification approved)
- Popular categories included landscaping (8), roofs (6), decks (5) and lights (5)
- Turnaround time
 - 26 taking one day and 5 taking less than five days
- Record Keeping
 - We keep both hardcopies and digital records
- Special Issues that the Homeowner must consider:
 - Blockage of views
 - Matching siding and roofing due to storm damages or enclosure construction
 - Dealing with insurance companies
 - Do not commit to contracts prior to approval

Landscaping Report, Bruce Buller:

- All major contracts were set up with our Country Lakes RFP's and agreed to by contractors
- The Eckliff Group, Landscaping and Design
 - They are our new landscape contractor; the owner used to work for Moscarino, so he is very familiar with Country Lakes
 - We have a multiyear contract
 - Our agreement includes mowing, front bush trimming, edging around the front bushes, driveways and roadway; they will also handle installation of new mulch; 15 homes have had their old mulch removed from the front beds this year
 - **Note: lines need to be 6" deep and sprinkler heads need to be below grass level; if not, any damage incurred will be the responsibility of the homeowner**
- Titan Arbor Care
 - They performed the trimming of the trees in the front beds of homes and of other trees in the HOA
 - They will be cutting down and removing the willow tree that fell into the lake
 -
- Akron Pest Control
 - They have completed the first of two applications for spider control; they spray around the foundation and below the decks of homes
 - Their service includes additional applications if needed
- Pond Control
 - They provide maintenance for our two inner ponds and fountains

- We are continuing the use of bio treatments, along with Amurs, to control sediment in the ponds
- Both ponds are stocked with fish for your catch and release enjoyment
- Miscellaneous
 - Mailboxes
 - Fifteen will be replaced this year; all 122 mailboxes will have been replaced by the end of 2026
 - Due to damage caused from landscape weed wackers, we will painting the lower part of the posts this year
 - Storm drains inspection
 - Will take place this year
 - Trimming
 - Occurred late this year as we were waiting for the Spring bloom
 - No work begins (cleanup, edging, mulching) until after the Spring bloom
 - **Note: if you have a question or an issue, please contact Bruce Buller, HOA Property Manager at PropertyManager@hoacountrylakes.net or 440-221-4504; please feel free to pick up a business card with all HOA Trustee contact information at the registration desk**
 - Q&A
 - Greg Arko: how many times do are the bushes/ground sprayed for insects? Answer: two times/year
 - Dan Poppleman: how often does the grass behind homes facing Poe Road get cut? Answer: two times/month
 - John Walschon: not really a question but a solution to stop mailbox posts from getting knicked by the weed wacker; he and a few other neighbors have put a brick border around the mailbox posts and have had no more damage

Election of HOA Board Members, Bill Hanigan:

- Two Trustee terms are ending: Bill Hanigan (President) & Lisa Greb (Secretary)
- The open Trustee positions are both for a 3-year term
- Following the election, Board Members will meet to determine trustee roles of the President, Vice President, Treasurer, Secretary and Chair of the Design Review Committee
- Bill requested a vote by voice acclamation for the election of President:
 - Motion to elect Bill Hanigan to the position of President for a 3-year term:
Vince D'Angelo
Seconded: Kerry Winer
Vote: motion passed unanimously
- Bill requested a vote by voice acclamation for the election of Secretary:

- Motion to elect Jim Veglia to the position of Secretary for a 3-year term:
Don Kelley
Seconded: Linda Hoffman

Vote: motion passed unanimously

Old Business, Bill Hanigan:

- Rental property/Airbnb
 - Amendment C: Prohibits short term leases by requiring a minimum six month lease term and establishes additional requirements for leasing as stated in the amendment, including the leasing to any business or corporate entity
 - The Master Association Covenant regarding leasing out a home has still not passed; a vote of 67% of Fox Meadow HOA Members is required for passage

A few reminders, Bill Hanigan:

- Walk facing traffic & wear reflective clothing
- Don't fret about a service that was done wrong – call Property Mgr Bruce Buller
- Before you start that project and hire a contractor run its past the Design Review Committee
- If you are not getting our Country Lakes emails – notify Bill Hanigan, President
- The Township will start repairing Fox Meadow Drive in August
- Consider running for office or if you have a talent or expertise that could benefit the community on a project basis – let us know

Adjournment, Bill Hanigan:

By unanimous consent, the meeting adjourned at 8:17pm

Draft Minutes taken by Lisa Greb, Board Secretary at the time