

# **The Northborough Post**

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## **How It All Happened.....**

Almost one month ago (Tuesday, June 2) a group of male residents got together for their monthly breakfast at Bob Evans in Avon. The discussion turned to local politics (Northborough) with topics ranging from dead trees to what is going on in the field on the west end of our development. Most everyone at breakfast expressed their opinion and, as guys do, each one of us had a better idea. The best, and only enduring comment came out of Dave Meek's mouth when he suggested a "committee".

We followed up on that idea and had a meeting for all residents at the clubhouse June 11 to form a "committee" to act as a bridge between the residents and builder. Seventeen of the 27 homes were represented at the meeting. The committee was formed with five individuals volunteering to be a part of this initial group. Members are Dave Meeks, Rob McMinn, Dave Nelson, Pat Nelson, and Rich Nielson.

The group got together Tuesday of the following week and discussed issues we wanted to bring up with Greenquest in our initial meeting with Bud Hagy, owner, Tim Hinkle, manager, and Jim Gideon, accountant. Out of that Wednesday meeting the most significant outcome was that we all felt we could work together and move forward in accomplishing our goals in Northborough as we continually get larger and build out to 52 houses. Many more subjects need to be discussed and worked on but we wanted to limit it to what would be workable in the timeframe we had.

## **In The Meeting With Bud, Tim, and Jim.....**

It was agreed that the "Committee" would assume some of the responsibilities and functions that were being handled by Greenquest, that Greenquest would make sure that the bills relating to Northborough would be put in our name, that we would be able to have monthly meetings (if needed) to handle issues that may come up.

Backing up a bit as to why we have a committee instead of a board goes back to the issue of insurance for the board members. As a committee we have stated that we will not assume any liability nor be responsible for any activity in Northborough. If we are a member of the board we could be held liable for any decision we made and all of us felt that without the insurance policy, we are much better off operating as a committee. At the meeting Jim agreed again to look into the cost of insuring board members.

## **Financial aspects of Northborough were discussed.**

Prior to the meeting with Greenquest, it was suggested by a resident that we have some

sort of storage shed for all the pool items and infrequent use items that take up space in the furnace room and very limited storage areas. The benches around the courtyard area were discussed as they were left out all winter. Jim Gideon made the suggestion that those items could be stored in garages of residents that are "snowbirds."

The matters of winter storage and purchasing a storage shed were tabled for future discussion.

We asked that we be given a bit more "heads up" on work being done and what to expect along with what is in the planning stages. It was agreed better communication regarding that area would take place.

## **HOA Web Site Created**

Jack Hall, chairman of the Sprinker Committee, has created a web site with an abundance of information which is available to all residents and members of the Greenquest group. The site can be accessed on your computer by going to [www.northboroughhoa.org](http://www.northboroughhoa.org), signing in and registering. If you have any questions or difficulty in accessing the site, you can call Jack at 216-316-7043 and he will be more than happy to provide you with help. We currently have 17 people (couples) registered.

To create the site Jack went to a web site that allows one to build a site. The site now has many different areas that can be useful to the homeowner among them are: Members, Calendar of Events, Committees, Minutes of Meetings, Financial Statements, and Rules and Documents. If one looked at the Calendar, they would see that the grass cutting was moved from Tuesday to Thursday and that fertilizing was moved to Friday. The mowing date will most likely be moved back to Tuesdays.

Jack said, "If anyone has suggestions regarding the site, I am willing to listen and we will see what we can do."

## **Pool Is Open And Ready**

Rob McMinn, chairman of the pool committee, has worked hard to get the pool open and ready for use this season. It was admitted by all on the committee that the date of opening was way too late and that next year we will strive for a Memorial Day to Labor Day on use of the swimming pool.

Everyone should have both the pool rules and clubhouse rules in hand. If not you can go online to our website, [www.northborough.org](http://www.northborough.org), to review them. Using common sense is the best rule in use of the pool whether you are alone or supervising grandchildren.

Rob is in need of volunteers to be on the Pool Committee and to be willing to check the pool at various times of the day. Community pool laws dictate that swimming pools be checked on a regular basis every day. Two tests that need to be done are the ph level and the chlorine level. Anyone interested in helping out can give Rob a call at 327-6532. He will provide you with instructions on how and what to do. The whole process takes about 5-10 minutes. Rob

said, "I will be conducting a reminder lesson for anyone wanting to help at 3 p.m. and 7 p.m. Wednesday July 2.

Jan McMinn will be putting together a water aerobics class sometime in the near future.

He and Jan also issued a warning that the pool area is very slippery when wet. Be careful!

## **'Spick-n-Spanners' Hired With A Purpose**

Two residents have agreed to take over the cleaning of the clubhouse twice monthly at a charge of \$125 per month. Barb Moran and Joan Caldwell, both longtime residents, will be starting their duties in the month of July.

The Committee voted 5-0 to hire the pair for a period of six months. This was approved by Tim Hinkle. It was felt by all concerned that the extra \$25 per month was well worth switching due to the excellent quality of work they will do. Their responsibility will be very similar to the previous cleaner but they will have an additional duty of checking the clubhouse after an event and letting Melinda Zeise, Greenquest secretary, know if the property was properly cleaned after an event so that the \$150 refund check could be given back.

If any part of the clubhouse was not cleaned according to the checklist, Melinda would be notified who would call the responsible individual. That person would then take care of the matter, or, money would be withheld, the problem area would be taken care by Barb and Joan at the rate of \$30 an hour.

This takes the burden of checking the clubhouse off Greenquest and into our hands of the residents where it belongs.

The "Spic-n-Spanners" will be setting up the front closet with supplies and equipment for their own use and the use of those that rent the facility. They will also be purchasing a steam floor cleaner (approximately \$150) for use in the clubhouse only.

It must be noted that individuals using the clubhouse for any reason should clean up after themselves if using the facility as a place to eat. Trash (pizza boxes, napkins, food bags, cups, etc....) should be taken home and disposed in the users own garbage.

## **Second Committee Meeting**

The second "Committee" meeting was held Tuesday June 24 with the following items discussed:

.....The mulch situation this year was "kind of a mess" with lots of indecision, change of minds, and late application. It was agreed that we would not mulch next year and that residents that wished to mulch around their homes will be asked to use what is known as "dark brown mulch." It was also agreed that common areas may be mulched along with those homes that are relatively new (3 years) would also get mulch. Details were not discussed and

the matter was tabled for further discussion.

.....Dave Nelson discussed the need to complete Phase I which included finishing the tree line along Bridgeport Drive, finishing off the end of the road, and smoothing off and seeding where trenches were dug for drainage. These items will be brought up with Greenquest.

.....The Committee agreed that we have a real need for a shed. Size, materials, exact location, price, and finished product will be discussed with Greenquest. It was pretty much agreed that the north side of the clubhouse would be the best location.

.....Condition of the benches in the courtyard was discussed and it was felt that with some repair and painting we can extend the life of the benches a for a few more years. If the storage shed is erected prior to this winter, they will be out of the elements. In time, however, they will have to be replaced. Pat Nelson suggested replacing them with teakwood benches which would last for over 20 years. She agreed to look into the matter and report back to the committee with more information.

.....Annual statement and annual meeting with Greenquest was discussed and agreed that it would be brought up with them. Residents will be notified as soon as a date has been set.

.....The July meeting with Greenquest was tentatively set for Wednesday July 23 at 4 p.m. in the clubhouse.

## **Bud's Grill Dies Violently After Four Falls; Bob Removes Carcass from Pool Area**

The grill that Bud Hagy purchased for the clubhouse several years ago, took a major beating with the wind by getting blown over four time and damaging the controls and the structure. A new Brinkman grill has been purchased for \$211.94 and will be picked up at Home Depot sometime this week.

## **News From Tim.....**

Tim Hinkle reported that Lot #42 has been sold in Phase II and that the model in Phase I will remain a model during the completion of Phase II. Phase II will not have any noticeable changes to the exterior of the future homes. He also said the mound on the west end will be approximately six feet high due to more fill dirt becoming available. Later in the fall evergreens that are behind the clubhouse will be moved to the mounds along with other purchased evergreens to block the view from our development.

## **Bistro 83 News.....**

Bud Hagy, our developer, has long been involved in area fund raising causes. One of them is

the "Celebrate Westlake", a five mile Charity Run that supports many local causes. The event is being hosted at Bistro 83 at 1 to 5 p.m. Sunday July 20 at a cost of \$35 and \$50 per person. It will include wine tasting and food pairing stations to enjoy along with prizes at the Penny Social raffle. Christine Cirigliano, asst. mgr. said, "We will feature delicious food, luxurious drink, entertaining music, and great giveaways." You can purchase tickets at the Bistro.

Bistro 83 has been nominated in five categories for "The Best of Lorain" by Pulse Magazine. The categories are: Best Casual Dining, Best Patio Dining, Best Happy Hour, Best Appetizers, and Best Steak. For more information on how to vote, and support Bistro 83 contact one of the managers at the restaurant.

"Happy Hour" at the Bistro is every day from 3 to 6 p.m. with \$2 off wines by the glass along with draft beers and specialty drinks. Food specials are also available at the bar.

## **Activities.....**

Looking for something to do? The clubhouse hosts three activities during the week plus a monthly "Get Together" for dinner. Also, the men and women have monthly separate get togethers for breakfast and lunch the first Tuesday of the month.

### **Cookout**

The third Wednesday of every month homeowners enjoy a hearty meal that features something different every month, mostly cooked on the grill during warm weather. June was barbecue grilled chicken while July 23rd will be hamburgers. Residents bring side dishes, appetizers, and desserts. This very social activity starts at 6:30 p.m. Sign up is always in the clubhouse. Questions can be directed to Jan McMinn at 327-6532 for more information.

### **Mah Jongg**

Mah Jongg is played every Monday at 1 p.m. in the clubhouse. Anyone interested in playing or learning how to play can contact Marianne Nielson at 327-1975 who will answer your questions about one of the fastest growing table games.

### **Game Night**

Wednesday nights at 7 p.m. is game night at the clubhouse. Participants play a diverse number of games ranging from card games to board games. Anyone interested can show up or contact Joan Caldwell at 309-4760 for more information.

### **Movie Night**

Not doing anything on Friday nights?? Enjoy a first run movie in the clubhouse at 7:30 p.m. One of the recent movies shown was Twelve Years A Slave. Bring your own snacks, beverages and/or pop your own popcorn in the microwave in the clubhouse.

## **In My 'Humble' Opinion.....by Rich Nielson**

1. We need an amendment to the amendment in the Declaration of Covenants, Conditions, and Restrictions. And, I think we ought to get this taken care of quickly before we get ourselves in a problem. The section dealing with the number of pets currently reads, The Board has ".....the right to limit the number of pets to a reasonable number....."

Just what is "reasonable"?

It is my strong opinion that the amendment should be changed to limiting a specific number of dogs and cats in a household. What is "reasonable" to one person may not be "reasonable" to another. Is it reasonable to have three or four pets or more pets? Pet owners (myself included) are very defensive about their pets and a person that has five cats would say that it is a reasonable number and they remain in the house and do not bother anyone. Someone moving in might bring their three Great Danes. Is that reasonable for a 1,500 sq. ft. homes?

I believe getting that changed just may save us from potential problems down the road.

2. People are needed to become more active in the community. We are a relatively small resident community and therefore need a higher percentage of people to help on various committees and/ or functions. One of my favorite expressions is, "Some people make things happen, some people watch things happen, and some people wonder what happened." It is your decision on what you want to do.

3. You can also help by pulling an occasional weed that you see in the common areas, and of course, surrounding your own property.