

# Parkwood Buzz

Spring 2013

Professionally Managed by: Towne Properties Asset Management Company  
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## HAPPY 2013!

Your Board of Trustees hopes the winter months have been warm and dry for all. The Newsletter has been reinstituted with the request of numerous homeowners so they may have some insight on the happenings in our community. This is TWO pages to update you on some happenings in your neighborhood, please read both pages!

## THANKS FOR YOUR SERVICE!

We would like to thank Cindy Moody, Jane Triphan, and Jeff Raffenberg for their service to the Board of Trustees.

## SIGNS

Please remember no signs may be displayed in our community except for realtor "For Sale" signs in your yard, or political signs 30 days before an election. Many contractors (ie. windows/roofing) want to display their signs but please explain to them this is a violation of our covenants.

## SPRING CLEANING??

The Hamilton County Recycling and Solid Waste District (District) is a County organization, established by State law, responsible for ensuring that the County achieves State mandated goals for recycling and waste reduction. Their spring drop-off programs are in action. See their site for areas and dates for drop-off of Hazard Waste, Computer and TV Recycling Drop-Off Program, Free Yard Trimmings Drop-off Sites, Construction & Demolition Debris. It is a fabulous resource in leaning about recycling in Hamilton County. Think before you pitch!  
<http://www.hamiltoncountyclecycles.org/>

## EXTERIOR HOME MAINTENANCE / IMPROVEMENT

Along with spring cleaning be sure to check your mailboxes and fences to see if it needs a new coat of paint. Remember any work done on the outside of your property needs to be approved per our covenants by the HOA Board. Examples include patios, new or replacements fences, small or large retaining walls, swimming pools, and renovation plans to your property that may alter the water drainage flow from your property. Improvement Applications can be obtained from Towne Properties. Call 513-847-3737 and ask for Melissa or email [Melissa@towneproperties.com](mailto:Melissa@towneproperties.com). Please allow plenty of time for this approval.

## SPEEDING CAR COMPLAINTS

The HOA board receives complaints regularly from residents on all three streets about excessive car speed and lack of stopping at stop signs. Your HOA board does not have any control over cars, though encourages complaints be made to Green Township Police Department. We can set examples for people driving through the neighborhood by driving the set speed limit and stopping at signs ourselves.

## MEET YOUR BOARD MEMBERS

**President** is Jean. She has lived in Parkwoods since May, 2002. She has a Masters plus degree from Miami University and taught first grade for 36 years. Jean has been very involved with her church, sorority, school activities, and family. She has worked with numerous landscapers, contractors, Green Township officials and Hamilton County Engineers over the past four years that she has been on the board. She has an energetic passion for the future well-being of the community. Jean loves spending time at the beach.

**Vice President** is Anna. She has lived in Parkwoods since 2003 and served on the board from 2004-2010. She is a CRNA and earned her Masters degree from Virginia Commonwealth University. Previously she worked with landscaping as a golf course greenskeeper during high school and provides some consulting for us for landscaping. She has written community newsletters and organized the past three garage sales for the community. Anna has taken up cycling and rode her first 100 mile bike ride (in one day) last year for the Leukemia and Lymphoma society.

**Secretary** is Lois. She and her husband have lived in Parkwoods since 2011. She has been an active realtor since 1989. Before becoming a realtor she used her Masters Degree in Music by teaching piano for 25 years. Lois is on the executive board of Cincinnati Opera Guild and is treasurer for The Metropolitan Opera National Council Auditions. Lois and her husband have 2 daughters and one granddaughter.

**Treasurer** is Jeff. He and his wife have lived in Parkwoods since February 2002. He is a buyer in the corporate purchasing department of the company where he is employed. He graduated from Western Hills High School and received a BBA Finance from UC. He has over thirty years' experience in financial, operations and sales management. He and his wife enjoy their grandson and boating.

**Member at Large** is Gerry. She and her husband have lived in Parkwoods since 2001. This is her fourth year volunteering on the board. She has been very active with helping to maintain and make improvements to the community thereby retaining the property values as the community ages. Gerry is employed part time in retail and also serves on another board that provides education for environmental lead hazards.

## PARKVALLEY

The Parkvalley intersection is in transition. Currently we are waiting to see what blooms this Spring since the diseased junipers were removed. Many new plants will be added to make this area look great again like it did when we moved into the community.

## DOORSTORE PAPERS

We have also been asked by residents to remind everyone to pick up door store or other papers so they don't blow all over the community. Be a great neighbor and pick up theirs while they are on vacation. Everything that goes down our sewers ends up at our detention pond which clogs it and costs the community money.

## HISTORY OF PARKWOOD AND PURPOSE OF A HOA

Based on requests we receive to solve community issues, there seems to be some confusion about the HOA. An HOA is created to oversee any shared property, has the legal authority to enforce any covenants, collects fees to maintain and replace the subdivision's common areas, assures the appearance of homes remain similar by restricting construction, establishing policies and standards, and sees that residents maintain their property. Parkwoods HOA was established as a nonprofit Ohio corporation in 1998. Parkwoods was developed in two phases. Phase One includes Orchardpark homes from Orchardridge to Parkvalley. Phase Two added all the other areas in the community. Supplement 3 to the covenants adds an additional assessment applicable only to those homes in Phase Two-Section Two, which is commonly referred to as the Parkridge section. This assessment is used for landscaping and snow removal services to those lot owners. The Parkwoods HOA must provide for the upkeep of the standards of Parkwoods by following the covenants and the Ohio Revised Code. The business affairs of the Parkwoods HOA are managed by the volunteer Board of Trustees with professional management consultation with Towne Properties Asset Management Company. You can refer to your copy of the Parkwoods covenants that you received when you purchased your home for further information.

## SIGNAGE MAINTENANCE & REPAIR

The covenants state that one purpose of our annual assessments is to provide for the maintenance of the subdivision's signage. The deterioration of the original porous limestone PARKWOOD sign at the Orchardpark entrance was replaced with an engraved, sealed granite rock. The large monument PARKWOOD signs at the West Fork entrance were cleaned and sealed two years ago.

It has been previously brought to the attention of the Board of Trustees the brick columns at the corner of Orchardpark & Parkwalk were constructed around 2000 with poor quality, porous brick due to a brick shortage. Brick deterioration was seen in 2011 and documented in a community wide assessment made by the Lozier Group of Mason, Ohio. Bricks were sealed then hoping to extend the life of the walls. More deterioration was seen in 2012 and numerous contractors recommended replacing the columns. It was thought a few years ago that the Parkridge residents would be responsible for maintaining this area. Legal consult was obtained and conferred the above information that we are ONE community, *except* for lawn and snow removal in Parkridge (Phase Two – Section Two). Since the reserve fund that had been accumulated by Parkridge residents could NOT legally be used for their annual budget items of lawn and snow care, last year the Parkridge residents voted to DONATE the excess reserve funds to the community wide Parkwood budget for the direct purpose of replacing the walls. By a vote of 3 – 2 the Board declined to accept the donation of the residents of Parkridge, therefore bestowing complete cost of the bricks replacement to the community wide Parkwood funds.

Despite numerous Parkridge residents' objection at the annual budget meeting in 2012, the Board voted 3-2 to return the money to Parkridge residents by lowering Parkridge monthly fees. This would eliminate any reserve funds that Parkridge residents had allocated for the brick replacement. This winter the walls have aggressively deteriorated even more. Brick fronts are falling off and column bases are crumbling. The curved top layer of brick has extensive center mortar failure. See pictures at the right -that document just a small amount of the massive decay of the signage.



**A. Extensive mortar damage with deterioration of bricks**



**B. Base of column brick crumbling.**

**C. Areas of bricks decaying and falling off.**

The home value of the entire PARKWOOD community is affected the appearance of the entire community. Common areas need to be maintained to attract buyers to ALL Parkwood homes and builders to the 8 empty lots.

The Board meeting this week, April 18<sup>th</sup>, at 7:00 PM will explore what options are available as we move forward with this project. If you plan to attend, please email Jean at [jean@direnzi.net](mailto:jean@direnzi.net) so we know how many seats to plan for and what location we would need to obtain.