

WILLOWICK HOMEOWNERS ASSOCIATION

August 17, 2010

Dear Fellow Residents,

Our next meeting will be our **ANNUAL MEETING** on Sunday afternoon, October 17th at Ken Travis' house. More details will be posted on the website, but we hope that many residents will attend! It is your chance to meet neighbors as well as the association's Board members.

We have had a few people submit company names for our Services Directory. Oriol will be posting an updated copy on our Members only website.

In the next couple of weeks you will receive a ballot to elect 3 Board members. Rotating off the Board –

- Beth Newell – I believe Beth has served for 6 years. For the past two years she has been the Chair for the Architectural Committee.
- Tom Horesh – Tom has served for the past 3 years. He has used his law degree to assist us in many matters!
- Ken Travis – I have served for 3 years and I sincerely hope I have had a positive impact on the Willowick Homeowners Association!

Don't forget to visit <http://willowick.org>.

During the past 30 days we have had complaints regarding yard maintenance. Included in our Covenants are guidelines for house and yard maintenance. This is included because one or two poorly maintained yards can have a negative impact on all the property value in Willowick subdivision.

Section 9.06 Procedures for Dealing with Violations of Willowick Subdivision Rules and Regulations

Outlined below are the steps that will be followed for all violations:

1. Letter of violation will be sent to the homeowner by Willowick Homeowner's Association and the homeowner will have 15 days to respond to them stating actions being taken and time frame to correct the violation.
2. If the homeowner has not responded within 15 days, a \$50.00 per month fine plus legal fees will be assessed.
3. Should the homeowner not comply within 15 days after the \$50.00 per month fine is assessed, this will be turned over to the attorney to have the homeowner bring the violation in compliance with the Architectural Guidelines and collect the outstanding fines.
4. Any homeowner found in violation of the Architectural Guidelines or the Covenants is responsible for all cost incurred by the Homeowners Association to correct the problem as well as all attorney and court fees incurred by the Homeowners Association.
5. A lien will be placed on the property if the violation is not corrected and the fines paid.

Please remember that if you are going to make changes or improvements you must seek Architectural Committee approval. It's not hard, and again it is to protect all of us!

ARTICLE IX
ARCHITECTURAL GUIDELINES
AND COMMUNITY REGULATIONS

Section 9.01 Architectural Committee Guidelines - The Architectural Committee through the Association's Board of Directors has been charged with the responsibility of maintaining the aesthetic and architectural character of Willowick Subdivision.

Any homeowner desiring to make any exterior change, improvement, or addition must obtain approval for the change. All applications will be considered on an individual basis, and all specifications presented for the improvements will be weighed and evaluated, based on the following considerations:

- a. The harmony of external design and location in relation to surrounding homes in the community.
- b. The recognition of future maintenance problems or expenditures the installation might cause the Association.
- c. Adherence to guidelines established in the Declaration of Covenants, Conditions and Restrictions for Willowick Homeowners Association, originally registered on September 8, 1988 and amended registered on October, 2002, plus any future amendments to the Declaration.
- d. Structures not meeting the guidelines but in place as of June 15, 2002 will be considered approved structures in their current location and design. Any future improvements/changes will need to conform to the revised guidelines that are in effect at the time of the proposed change.

Section 9.02 The Application Procedure is as follows:

- a. Submit to Willowick Homeowner's Architectural Committee Chair, a complete description of the addition, change, or improvements with a drawing, photograph or catalog picture specification, as necessary, attached to a completed application form. To assist homeowners in making application, the attached form, Exhibit A, can be used for this purpose. Any proposed new construction must also follow the general procedure of submitting plans to the Architectural Committee for approval.
- b. The application will either be approved, disapproved, or the Committee will make additional alternative recommendations for the improvement. The Committee's decision will then be communicated to the Board. All matters submitted to the Committee and the Board shall be decided and announced in writing as soon as possible but no later than thirty (30) days. If no response is forthcoming within such time period, the application shall be deemed approved. Any approved change or improvements made by a homeowner are the responsibility of the homeowner for maintenance, repair and/or replacement.
- c. Unauthorized changes or improvements made by a homeowner must be removed or restored to original condition, at the discretion of the Board, and will be at the sole expense of the homeowner.
- d. The purpose of the Committee is not to discourage improvements but to oversee the nature of improvements in order to enhance the value and conform to the overall aesthetic appearance of Willowick subdivision. This is a protection of your investment and quality of life. The Board of Directors and Association members are in favor of improvements and hope that homeowners will desire to personalize their homes.

This is a repeat, but it is very important. We now have 34 neighbors signed up for our electronic emails – **we need more!** To sign up, one simply sends an email to info@willowick.org – it's that simple. If you would, print this electronic update and give it to a neighbor just to make sure that everyone has an opportunity to sign up.

Best regards,

Ken Travis