- Lake Forest Estates -

HOA Update 5/1/2014

Hello Neighbors,

I hope this finds everyone well, and ready for the summer. The purpose of this email is to update the neighborhood on a few issue/concerns that some neighbors had during the meeting held in January.

Also, we also wanted to update everyone on the projects that are about to begin in the next few weeks. And finally, we want to ask for the neighborhood’s help in two different areas, one of time, and one of money. (Second & Third Attachments)

As always, we can be reached through the HOA’s email, [lakeforesthoa@gmail.com](mailto:lakeforesthoa@gmail.com), and also through our neighborhood’s website, [www.lakeforestofmacedonia.com](http://www.lakeforestofmacedonia.com), which is ran and maintained by our neighbor Jason Robert.

The website always has information about the HOA, the development of Lake Forest Estates, and our surrounding community. We added a “Pay Now” button on the site to help people pay their HOA dues, and we are looking into adding a “Neighborhood Suggestions” button, so we can hear from anyone in the neighborhood.

Thank you in advance for your time.

Kevin M. Bilkie

President - Lake Forest HOA

The Fence Amendment Issue

The issue at the meeting was about replacing current fencing and the ability for the HOA to approve any unforeseen fence needs that were not in the “approved fence” spectrum.

I spoke with Linda Kovach at Kaman & Cusimano, who drafted the amendment, and we didn’t need to change the amendment. The amendment was originally written so that the HOA can approve fences that are not necessarily on the list.

All fencing projects will be reviewed regardless of what fence is being erected. The HOA will ultimately decide if a fence is appropriate for the neighborhood. The list that we provided is a guideline of what type of fences that we feel/felt were best suited for the properties inside Lake Forest.

Although it puts a little too much power in the hands of a few, I believe we are responsible people and the HOA will do what is right for the neighborhood 100% of the time. We as individuals may have different thoughts, but preserving the neighborhood is always our first priority.

The second issue about the fence amendment was about the houses that have borders with areas outside of Lake Forest and the Nature Preserve. As many of you who live in one of these type of houses know, there are a different set of rules that must be followed.

The fence amendment did not circumvent those rules. No structures may be built within the Nature Preserve without written consent from the Ohio Stream Preservation, the city of Macedonia, and the Lake Forest HOA.

The amendment also did not change any of the rules regarding fencing on the boarder properties.

Please contact the HOA if you have any questions regarding fencing.

The Fountain(s) in the Lake Issue

The issue about putting a fountain in Lake Forest was that the “lake” was a retention pond, and would not be suitable because of debris, sand, and the change in water level.

I met again with Dave Ryks from Aqua Doc and he assured me that our lake/retention pond would be suitable.

1. The fountain is on a tether and any debris floating in the lake would unlikely cause any severe damage to the fountain.
2. The water is pulled from a 4 to 5 foot hose and would not pull-in any sand from the bottom of the lake.
3. The fountain’s tether would allow it to raise and fall with the water level. If the water level would rise higher than the tether would allow, simply turning the pump off would preserve the motor.

A forth issue involving powering the fountain has arisen, and we are currently exploring our options on which is the best way to bring power down closer to the lake. I have an appointment with Ohio Edison to discuss this issue, but it may not be resolved until later in the summer.

Because it does cost money to install and remove the fountain, we felt that it was in the neighborhood’s best interest not to add the fountain in 2014. We may however, bring the power to the lake later this summer, and add the fountain by April of 2015.

The Removal of Geese Issue

If you have not already noticed, we hired *The Ohio Geese Control Company* to chase the geese out of our development. They have dogs, motor boats, and lasers to make the geese feel uncomfortable nesting by our lake. To the delight of some neighbors, the process is very effective, but may not remove 100% of the geese.

The HOA hopes that this program will lower the number of the geese to a satisfactory level. It was never our intention to harm any of the geese, just reduce their numbers. The program will run until the end of June. We will, at that time, know how effective the overall program was in reducing the number of geese pairs. After that date, the OGC feels that their efforts would be in vain. Geese are very territorial and would not leave the area because of their young.

We will review if the money spent on removing the geese population in Lake Forest was effective once the program has run its course.

Whispering Woods Seating Area

The seating area project in block B (between lots 120 & 121) will begin on or around May 15, 2014. I will get the final specs from Pro Lawn and post them on the website as soon as they are finished.

This area will serve as a place for kids to wait for the bus and a seating area overlooking the Nature Preserve. There will be a bench, flowers, and shrubbery that accompany the new walking path.

Doggy Pick-Up Stations

The HOA will also be adding and maintaining a few doggy stations around the lake.

Lake Forest Patio

In lieu of pushing back the fountains until 2015, we have decided to move forward with the patio project that was slated for 2015. The patio will begin construction on or around May 15, 2014.

The two-tiered patio is the first step in beautifying the area around the lake. Its specs will also be posted on the web-site when finished. I have seen the first draft of the project and do not think anyone will be disappointed when it is completed.

The patio will be located off River Run and its purpose is to provide a seating area around the lake.

Grass Cutting & Signage/Tree Lawn Maintenance

The HOA has awarded our grass cutting and mulching duties to Pro-Lawn Landscaping. Pro-Lawn is a Macedonian Company has and has worked on many of the private properties in the neighborhood. We took into account price, professionalism, and experience while hiring a new company. We believe Pro-Lawn will do an excellent job in maintaining our common areas. It was not an easy choice because of the great job Rudy’s Landscape has done over the past couple of years. We also received 2 other bids that were very competitive, but in the end, Pro-Lawn submitted a bid that was in par, if not lower, then all of the other companies and we felt comfortable working with them on our other projects as well.

Insurance/Legal/Accounting

We have decided not make any changes with our insurance carrier which is Allstate (Gus Hoyas), our legal counsel (Kaman & Cusimano), and our bank (Charter One).

Cultured Stone Covers on the Converts

We have gather some information about the cost and effectiveness of adding a cultured stone finish to some of the converts in the washout area off Whispering Woods. We would like to do this project to add some beauty to that area, but want to make sure that the stone will not erode or fall off. If we are satisfied that a long lasting finish will work, we will add the stone at some point this year.

\*Please read the other attachments. It has information regarding the resignations of current board members, and the donations sought by the HOA.