

# LAKE FOREST ESTATES HOMEOWNERS ASSOCIATION



February 7, 2012

Lake Forest Residents

Dear Lake Forest Neighbors:

We would like to first thank the residents that brought to our attention Article VI section 7 of our Declaration of Covenants in regards to Special Assessments for Capital Improvements. The HOA Board would like to apologize for the oversight on this issue. We also would like to add that in no way did we intentionally try to circumvent the voting process.

We would like to share some information with you that hopefully after you read it you will come to the same conclusion as those of the HOA Board.

The sidewalks in question are on Whispering Woods from Pond Brook to Brook Circle, and also on Pond Brook to replace the gravel path on the tree lawn (not the path in between the lakes). The total for these estimates is approximately \$20,000 based on three quotes we have received.

The questions have been raised as to “Why do we need sidewalks in these areas”, which I would like to take a moment to explain:

1. **Safety and liability:** We have had a number of residents that walk their pets, or take walks for exercise around the neighborhood and near the lakes. One resident in particular stated they were almost struck by a vehicle on Whispering Woods while walking their pet at night. Not having a sidewalk in this area opens the door for liability for the HOA and every resident. We have been made aware of an issue and need to address it to the best of our ability, and if we choose not to do so, it opens our neighborhood up for litigation in the event of an accident. It is the first and foremost responsibility of the board to ensure the safety of our residents, and also to prevent any potential legal issues from arising.
2. **Neighborhood appearance and property values:** The HOA has had complaints from both residents and realtors stating that the path on Pond Brook is an unkempt, overgrown mess. We spend a few hundred dollars annually with the landscaper trying to prevent weeds from growing through and attempting to maintain the path. The path was never installed properly; it has no sub-base and is essentially limestone on top of dirt. We will never be able to maintain it, and it will always be an eyesore.
3. **Completion of key areas to allow the HOA and neighborhood to focus on other improvements:** The HOA has spent the last few years trying to work with the developer and City Officials to get the correct improvements completed. The City and the developer will not budge on spending any money for our benefit. It is up to us to finish the development according to the original plans which DID include a sidewalk on Pond Brook.

Over the past five years the board has acted on what we feel is in the best interest of the neighborhood. We challenge the people that have raised this issue to proactively attend meetings and support your neighborhood rather than complain and voice their opinion in a highly divisive manner. Please remember that every HOA board member pays the exact same dues and any assessments that all of the residents do, so we are not just spending YOUR money, we are spending OUR money. Lastly, all the board positions are unpaid, voluntary positions and we certainly want and need additional help on the board.

## **Time is critical so please return by 2-29-2012**

Please return this sheet to the following address:

Lake Forest HOA  
PO Box 560102  
Macedonia, OH 44056

**Issue 1:** I support the HOA board and vote to pay a \$150 one-time assessment which will provide the Lake Forest HOA the necessary funds to install two sections of sidewalk; one that runs from Brook circle to Pond brook on Whispering Woods, and another than runs between Whispering Woods and River Run on Pond Brook.

YES \_\_\_\_\_

NO \_\_\_\_\_

Resident name: \_\_\_\_\_

Resident address: \_\_\_\_\_

Once the votes are tallied, we will send out a follow up advising if the assessment passed. If you have already paid the dues and assessment (\$300 total-\$150 for annual dues and \$150 for the one-time assessment) we appreciate your support in advance and will advise of how the funds will be returned or credited in the event the assessment does not pass.

**We need a minimum of 72 completed ballots to have a legal vote. Even if you have already supported this by paying your dues, please be sure to return the ballot.**

If you have any issue that you want to discuss, we are available at [lakeforesthoa@gmail.com](mailto:lakeforesthoa@gmail.com), or you can contact any board member. We appreciate your cooperation. We look forward to working together in 2012 and making Lake Forest the best neighborhood possible.

Sincerely,

Al Noe, President  
Matt Spellman, Vice President  
John Mazur, Treasurer

Steve Butler, Vice President  
Rick Cirino, Trustee  
John Matijasich, Vice President

Damjan Rimac, Vice President  
Dennis Baranyi, Vice President  
Wayne Monaco, Vice President