



# THE RESERVE TIMES

THE RESERVE HOMEOWNERS ASSOCIATION  
WWW.MEDINARESERVE.COM

WINTER, 2013

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## Website Links

This section holds links that - for those of you who receive our newsletter on-line - when clicked on, will take you directly to an article, document or photographs on our website. For example:

### Homeowners' Association Important Information

**Link contains information on decorative stone usage, mailbox repair information, transient vendor resolution, etc.**

Don't forget to check our website at [www.medinareserve.com](http://www.medinareserve.com) for the most recent news.

***If you would like to nominate a resident for the Curb Appeal award which will be published in subsequent newsletters, please send your nomination to Melanie at [mm@images.com](mailto:mm@images.com) . Please add your thoughts on why you feel they should be nominated.***

## LETTER TO NEW HOMEOWNERS IN THE RESERVE

Members of the busy New Resident committee welcome new homeowners, presenting them with a packet of information regarding the neighborhood. Below is an excerpt from the cover letter included in that packet. It summarizes well the benefits and obligations of living in a deed-restricted community like The Reserve, and serves as a friendly reminder of how important we *all* are in maintaining the character of this vibrant, welcoming neighborhood.

Dear New Resident,

Welcome to The Reserve! We're very glad to have you in our community and we wanted to drop you a note to tell you a little bit more about living here.

Your new deed-restricted home is located within a homeowners' association, and you are a member of that association just by virtue of buying here. The good news is that homeowners' associations have proven to be a very good vehicle for upholding property values by enforcement of deed restrictions that regulate the appearance and upkeep of properties and the conduct of residents.

Your homeowners' association, through the collection of mandatory dues provides services such as upkeep and maintenance of common areas, annual member directories, and website maintenance. It is, in effect, like a local tax. And just like a true tax from a governmental agency, there are penalties associated with failure to support the services provided.

Community associations contribute to stable and increasing property values by developing a "sense of community" within the area. "Good" neighbors keep up their properties and abide by the governing regulations because they care. Caring neighbors share a common commitment to keeping the neighborhood healthy, vibrant, and attractive. (continued on page 2)

**Did you know** – there is a wealth of information on the **Medina Township website**. From there you can also access the township's police department, fire department, road department and Sports Complex and find out about activities in our township.

#### Contact Us

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Please click here for a complete list of board and committee members.

We know that if you are new to homeowners' association living, it can be a little confusing. Here are five simple suggestions that can make living in a deed-restricted community a lot easier on everyone.

1. Be a good neighbor. Expect the best from yourself and your neighbors. Deed restrictions are the "golden rule" woven into the fabric of the community. For them to work, you have to have your neighbors' best interests in mind. Remember, in homeowners' associations, your home is NOT your castle. Personal commitment to upholding the deed restrictions is really what makes it possible for everyone to live in a pleasing environment.

2. Volunteer. Nothing good is really free. Volunteers are needed and very much appreciated.

3. Be patient. Give others the benefit of the doubt. Perfection really isn't possible in this world. We're all just working at it, and that includes your neighbors. Most issues can be and have been resolved over time.

4. Timely pay your fair share. One of the advantages of living in a homeowners' association is sharing the cost of maintenance and amenities with other owners. Needless to say, it is imperative that all owners pay their fair share of the association expenses on time and in full. If one owner fails to pay his or her dues the loss affects the entire property.

5. Read the association's governing documents and stay informed. You should take the time to learn about homeowners' association living by reading the association's Deed Restrictions and Bylaws. Take the time to attend the annual owners meeting. Stay informed by reading the association newsletter and visiting the website at [www.medinareserve.com](http://www.medinareserve.com). Most problems and complications will be avoided by knowing about the community's regulations up front.

So, we hope these five simple suggestions will help you join us in our quest to keep our association healthy and vibrant. We look forward to seeing you. Welcome.

## 2014-2015 BOARD OPENING

We have an opening next year, and hope YOU will consider joining the Association board as vice-president. For thirty years, a large, active, and diverse group of volunteers has overseen all sorts of neighborhood activities. Please help continue this tradition of volunteerism in The Reserve. Call Jane Anderson, Board President, at 330.723.4169 before February 3, 2014 to discuss the position of vice-president.

## SIGNS

Please remember to remove contractor advertisement signs (for landscapers, home renovators, snowplowers, etc.) from your yard. Home "For Sale" signs are permitted, but the Association should approve all other signs.

## BOARD UPDATES

1. The certificate of incorporation for the Reserve of Medina Homeowners' Association was filed by our statutory agent, Kaman & Cusimano, LLC, and will need to be re-filed 10/18/2018.
2. The Deed Restriction review committee met on November 5 and will continue to meet periodically throughout the next year. Any association member in good standing is welcome to join the committee.
3. Bill Tsoufiou completed the review of the 2012 financial records of the Association. He found no errors and reached the conclusion that the books and income statement fairly represent the current position of the Association as of 12/31/2012.
4. The next board meeting is scheduled for February 3, 2013.

## SEEKING COMMITTEE MEMBERS

Dear Reserve Neighbors,

**WANTED:** Someone (or two) to serve on the Deed Restrictions/Design Review Committee. If you have good communication skills and a keen appreciation for the advantages of living in a deed-restricted community, we need you!

**REWARDS:**

- The good feeling you get when you contribute in a positive way.
- The satisfaction of working with a committee to uphold the deed restrictions, and thereby to uphold property values in The Reserve.

Ideally, our Association will continue to function as a volunteer-run organization, which is unique for a development of our size. Without volunteers to help oversee the observance of the deed restrictions, we will need to consider hiring a property management company to do the work that RHA volunteers have performed so capably for the last 30 years.

Please call or e-mail any Board member or me before February 3! We need YOU!

Most sincerely,

Jane Anderson  
RHA President  
330.723.4169  
330.416.6567

## NEW NEIGHBORS

When neighbors notice that someone new has moved in next door or across the street, and after they greet and welcome them, please give Maureen Wickey, our New Residents Chairperson, names and contact information at 330.764.3103 or [mwickey@zoominternet.net](mailto:mwickey@zoominternet.net) . She will get a packet of RHA information to them and they will be put on our lists to get Association news.

A warm welcome to our new neighbors:

Ronald and Catherine Carmany of 4931 Summer Wind  
Paul and Julie Sems of 4891 Timber Creek Drive

## DIRECTORY INFORMATION

Welcome to all of our new neighbors who've moved into The Reserve over the past few months! Just a reminder, if you haven't already done so, please forward the information you would like listed in The Reserve Directory to Susan Cooper ([coopermorrow7@yahoo.com](mailto:coopermorrow7@yahoo.com)) , including contact information you would like included (phone, email). For all residents, kindly review the information we have listed in The Directory for you, and make sure the information we have on file for you is current. If anyone needs a replacement copy of The Directory, Susan still has extras available and will be glad to drop one off. Thanks!

## THE RESERVE TIMES

*The Reserve Times* has gone almost paperless. This will save time, money and paper.

Please send your email address to [mm@images.com](mailto:mm@images.com) to receive your next copy via email. To receive a hard copy (only if you do not have a computer) please phone Melanie at 330.241.4406. Remember, you can always view past and present issues on **our website**.

.....*Melanie Miguel, Chairperson*

## RHA WEBSITE

The website has been totally redesigned and updated. Please check it out for all the latest news and events. [www.medinareserve.com](http://www.medinareserve.com) *Melanie Miguel, Chairperson*

## BOB'S LIST

Don't forget to check out Bob's List when you need a repair person! Bob has a variety of names and references for painters, electricians, plumbers, roofers, etc. Bob is currently updating his list. You can help by giving new recommendations (good or bad) and by letting us know if you are aware of a person or company on the list that is no longer in service. You can contact Bob directly at 330.725.5893 or [coopermorrow7@yahoo.com](mailto:coopermorrow7@yahoo.com). At the moment, Bob's list can be found on our website at [www.medinareserve.com](http://www.medinareserve.com).

## CURB APPEAL AWARDS

This edition's curb appeal award goes to Dave and Michelle Lapeus of 3582 Autumn Tree for their excellent outdoor holiday decorations and lighting. Congratulations, Dave and Michelle!



Please check out the website at [www.medinareserve.com](http://www.medinareserve.com) for more great holiday decorations and Halloween decorations.