

HARVEST WIND

S I X & S E V E N

Genoa Township • Westerville OH • 43082

September 16, 2020

Dear Neighbors,

The Board Members of the Harvest Wind VI&VII HOA hope that you are all staying safe and healthy during this very interesting global pandemic. As the township building has not been available to us for our annual meeting, we felt it would be good to send you this letter with an update on the HOA. There are a number of items to cover so I apologize for the length of the letter. Perhaps reading over a coffee or tea would be a good strategy.

Topics:

1. Use of HOA-owned properties (specifically the pond along Center Green Drive)
2. Cutting the grass along Center green drive
3. Cutting the grass in other HOA-owned property
4. Repair of the fence gate along Center Green Drive
5. Repair of the main entrance wall
6. Various bank-owned properties
7. Financial update
8. Notice of dues increase for 2021
9. Active solicitation of board member volunteers

1. Use of HOA-owned property

It is the understanding of the Board that individuals, mainly children, have been fishing in the ponds in our community. This is a topic that can be complex as we see how easily children can be tempted by other activities far worse than fishing. That said, for liability reasons, the HOA has posted "No Trespassing, No Fishing, No Skating" signs around our ponds. Recently we have had reports of homeowners being verbally abused by kids fishing on their private property when asked to clean up the trash they leave behind. This is not something that any of our community members deserve. Additionally, when the kids enter the gate on Center Green Drive, to ride their bikes to the pond, they leave the gates open. For this reason the gates will be repaired and a more secure locking mechanism will be installed allowing for our lawn maintenance contractor egress to cut the grass.

2. Cutting the grass along Center Green Drive

Because the Board has received many comments about the quality and frequency of the grass cutting in the community, the Board has taken on the task of investigating exactly what the HOA is and is not responsible for. In our due diligence we have learned that in fact, it is the responsibility of Genoa Township to cut all the grass along both the North and South sides of Center Green Drive as this property is part of a designated road right-of-way. Historically however, the HOA has contracted with a landscaping company to cut the grass along the South

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side of Center Green Drive. The township installed the walking path on the North side of Center Green Drive and the township maintains cutting the grass on the outside of the green fence. This year we have seen the invasive yellow cudso weed take over the grass on the North side. The HOA reached out to the township inquiring about weed killer and fertilizer to make the grass more healthy and more appealing. The township has confirmed that they do not fertilize or spray for weeds. If we wish, we can get an estimate from our landscaper to add the fertilizing and weed control to our service contract. Doing so would incur more cost and the community should have a voice in this decision. For the immediate future, the HOA will continue to have the landscaper cut the grass weekly on the South side of Center Green Drive and we will get estimates for the additional cost to keep both the North and South sides of the road treated for weeds.

3. Cutting of non HOA-owned property

It should be known that the green fence along Center Green Drive falls on the property lines between the designated road right-of-way and the personal property of the individual land owners. It is the position of the HOA Board, as well as our legal counsel, that HOA member dues should not be used to maintain private property. This includes any land that falls on the inside of the green fence except specific lots that are deeded to the HOA. Therefore, any property and grass along Center Green Drive Annex, as well as the Park Bend Annex are the responsibility of the designated land-owner. Additionally, any mulch beds and shrubs that fall inside the green fence are the sole responsibility of the property owner. The HOA will continue maintaining the mulch and shrubs on the outside of the green fence.

4. Repair of the gates along Center Green Drive

As stated in the first topic, the Board will have the gates of the green fence along Center Green Drive repaired to operate properly. The gates will be secured and there will be signs posted on the gates that communicate the land is private to help discourage the opening and closing of the gates with exception of the contractors hired for grass cutting. Please remember, fishing is allowed in the pond within the Genoa Township Park across the street.

5. Repair of the main entrance wall

The HOA Board has been notified that there was a recent accident that involved a car hitting the stone wall at the main entrance of Harvest Wind at the intersection of Tussic and Center Green. The HOA is currently engaged with the appropriate insurance companies to have this resolved and repaired.

6. Various bank-owned properties

On occasion the HOA sees houses go in and out of foreclosure. When this happens, the HOA Board maintains communications with the bank actuary team. We do our very best to make sure all properties in our community are maintained with appropriate and acceptable curb appeal. If you have any questions, or notice anything unsafe about properties that may be unoccupied, please contact the Board and let us know.

7. Financial update

Included in this package is a P&L for 2019 and 2020 prepared by our new treasurer Jim Cardosi. If you have any questions regarding the expenses please feel free to reach out to Jim directly.

8. Notice of HOA Annual Dues increase for 2021

Many of you may have noticed that in the summer season of 2019 the HOA commissioned to have the green fence repaired and painted. This was a strategy to extend the functionality

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of the fence for a few more years. However, as the fence is between 15-20 years old, the reality is that the fence will need replaced in the next few years. Because the annual dues have remained flat across the history of the HOA at \$200.00, it is the recommendation of the Board to increase the annual dues by \$25.00 to begin to increase the surplus of the funds in the HOA account to help minimize the financial burden on the homeowners at the time of the fence replacement. Therefore, for the 2021 year, the new Annual dues will increase to \$225.00

9. Continued solicitation of new board members

The existence of the HOA Board is, and has been, to eliminate the additional cost to hire a property management company. The HOA has been successful in having our community members serve on the Board to meet this goal. The role of the Board is to provide the members any required information and/or guidance pertaining to the HOA bylaws and deed restrictions as well as manage any required contracts such as landscaping and pond maintenance. The burden is light and not intrusive at all. For the last few years we have had the same members serve on the board and it would be a healthy practice to share in this important responsibility. If you are able and willing to become part of the Board please let one of the Board members know and we will include your name and position in our yearly elections. Thank you in advance for your consideration.

As we hope 2021 will see a return to a more normal social lifestyle, the Board would like to thank you for your continued commitment to our community. Keeping our neighborhood safe and clean is a shared responsibility. If you see any trash blowing along the street, please take a few seconds to pick it up and properly dispose of it. If you see people driving too fast, please ask them to slow down. We all love our neighborhood and want to keep it safe for our children.

Finally, I would like to thank each of you for your support and trust in my role as president over the last three years. I will be stepping down from this role in June of 2021. Remember to feel comfortable sharing your observations about any aspect of our neighborhood, good or bad, so we can provide the appropriate feedback. The appearance and safety of our community continues to be of the utmost importance.

Thank you, and warm regards.

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