

THE LEDGEWOOD ASSOCIATION  
ANNUAL REPORT  
FISCAL YEAR ENDED OCTOBER 31, 2009

WWW.LEDGEWOODASSOCIATION.COM

Dear Ledgewood Homeowner Association Member:

The Board of Trustees presents the following summary to inform you of the financial condition of your Association and its achievements during the past year. Enclosed are the statement of revenues and disbursements for fiscal year ending October 31, 2009 and the budget for the year ending October 31, 2010.

These items will be discussed at the annual association meeting on November 16, 2009 at 7:30 PM at the clubhouse.

BOARD OF TRUSTEES

Janeen Leon	President
Marion Tomasko	Vice-President – Architectural Review
Richard Lowrie	Architectural Review – Common Ground
	Secretary-Treasurer
Mary Hastings	Pool
Tricia Lance	Clubhouse
Mary Ellen Hill	Architectural Review

Association Employees:

Jim Chmura	Operations Maintenance Manager
Liz Hastings	Pool Manager
Jain Baruth	Clubhouse Manager
Carleen Sundvall	Recording Secretary-Treasurer

The following summarizes the Board's work this year:

- After receiving notice that the Omni Courts, playground, community garden and corner of asphalt courts were located on city property, met with Mayor, Councilman, and other city administrators to discuss obtaining the property and receiving funds to repair Omni Courts damaged by sewer line project in 2007. Following that meeting, legal counsel was retained to take over complex negotiations.
- The BOT requested 125 feet of property behind the pool fence from the City.
- At this point, the City has agreed to pay 50% of surveying costs to create deeds and other legal documents to turn over land to Ledgewood and surveying has begun. Once documents are completed, City Council must vote on the matter. Consider contacting city Councilmen to advocate for Ledgewood.
- An insurance claim was filed against the subcontractor who damaged the tennis surface. A hearing is scheduled in late November.

- A tennis committee was formed to identify contractors to replace omni surface with novagrass, paint fences and provide windscreens.
- Erosion control measures were taken to preserve the path between Falling Leaves and the tennis court area. Overgrown plantings at the top of the path were removed and the path was widened. Clearing of the sediment at the bottom of the hill and cutting back of the milkweed is to take place this fall. Additionally, the fence is to be extended for safety.
- Diseased and dying pines were replaced with blue spruce trees along Falling Water near the Pearl Road entrance.
- Four neighborhood social events were held including the make a gingerbread house party in November, wine and gourmet cheese party in June, 4<sup>th</sup> of July picnic at the pool, and clambake and dessert auction in October to raise funds for the swim team. Attendance at all four events was excellent. Please consider volunteering to assist with these events in the future. Volunteers are essential to ensure these events remain LedgeWood “fixtures”. Special thanks to the current “core group” of social committee volunteers for their time in planning and hosting the various events each year. Keep it going! The next Gingerbread house event is December 5<sup>th</sup>. Call Kristine Hawke for questions at 440-238-5298. RSVP REQUIRED.
- The clubhouse lobby was remodeled to bring its appearance up to par with the party room.
- Board members fielded resident calls, letters and emails on a wide variety of topics.

#### **Janeen Leon—President**

Thank you to Association Members for your overall support and willingness to assist in various capacities when asked. Overall this has been a good year and LedgeWood assets continue to be restored.

To the Tennis Community, I very much wanted the courts replaced before the end of my term and I’ve spent a lot of time pushing the bureaucratic process along. I wish to extend my appreciation to all of you for your substantial patience, extensive insight and recommendations (I knew NOTHING about tennis courts!) and general “good-naturedness” while enduring the lack of a quality soft court surface for 3 seasons straight. The next board, with your help, will continue to see this process to its completion. At that point, you all need to teach me how to play tennis!

This Association hums along due to the diligent hard work of our Association employees. I want to express my gratitude to Jim Chmura for his hard work keeping everything in good working order. He has gone as far as to create a video “how-to” guide for operating the pool equipment. Jim’s more “interesting” projects involved removing a child’s spatula from INSIDE the baby pool pump and consequently rebuilding the pump. In order to comply with new regulations Jim drained and subsequently refilled the pool over many days/hours to enable the replacement of pool drain grates. With the pool empty, he was able to remove rust stains along the edge of the pool. (Can’t wait to get the water bill!) Jim’s efforts also include repairing tennis court posts and patching the ceiling after removing ugly fluorescent fixtures in the club house lobby. Jim works very hard to keep both residents and board members happy. Thank you!

Jain Baruth has managed 122 clubhouse rentals this year! Comparatively, there were 41 rentals in 2006. Jain corresponds with residents regarding rental contracts, secures cleaning services, personally inspects the facility following every rental, and works with Liz to ensure lifeguards are available after hours.

The pool was well run with Liz Hastings back for her second year as manager. The cold, wet weather meant less lifeguard hours than usual due to pool closings. With Liz's training and oversight of the guards, the pool season was a safe one and the facility was kept neat and well maintained.

There are not enough words to express how important Carleen Sundvall 's work is to the Association. I felt this before her auto accident and I KNOW IT FOR SURE now as I try to keep the bookwork going, the bills paid on time and the mailings out to the right addresses. Carleen patiently guides me from her hospital bed at MetroHealth when I visit during my breaks at work. She has a full social calendar in the hospital and I've meet Ledgewood residents for the first time at the hospital! ☺ Carleen's historical knowledge of the inner workings of the Association is truly invaluable and we eagerly await her return to work in more than her current consultative mode. Get well soon!

I've had the pleasure of working with Cindy Smith to discuss how to better integrate the swim team into the neighborhood beyond swimmer families. Cindy's energy and drive have ushered in a far larger resident base of swimmers as more and more families with children move to our community. Cindy is passing on the wand, but I have no doubt she will remain deeply involved with this important group. I attended my 1<sup>st</sup> swim meet this year. All I can say is, "Wow"!

Lastly, I want to deeply thank the Ledgewood board members. First, thanks to Marion Tomasko for maintaining high standards for Ledgewood properties. It would be easy for a community of this age to fall into general disrepair. Instead, we have a well maintained neighborhood with only a small number of neglected or empty residences. Thank you to Mary Hastings for her strong attention to detail and expectations that the pool WILL be safe and well maintained. Thanks to Dick Lowrie for serving as liaison with #1 Landscaping and working to develop a vision for rehabbing the landscaping in common areas over the next few years. Thanks to Tricia Lance for designing the clubhouse foyer remodel, starting up weekly yoga classes, and assisting with gathering information on a variety of issues including the tennis courts. Lastly, thanks to Mary Ellen Hill for stepping in to fill the board vacancy. As a frequent neighborhood walker, she is attuned to the issues in Ledgewood.

Finally, I want to thank my husband Carlos and daughters Nicole and Corina for sparing me bedtime duty for our monthly meetings, waiting until I got off the phone or email when attending to Association matters and for putting up with my venting when things moved more slowly than I wished regarding the tennis courts. Driving through Ledgewood this week, with the leaves in their brilliant colors, I was so pleased we chose Ledgewood to call home. And so... I pass the baton to the 2009-2010 BOT. See you at the Annual Meeting!

### **Mary Hastings—Pool**

The summer season seemed particularly short this year. Wet, cool weather impacted the enjoyment of our pool. Liz Hastings, Pool Manager and Jim Chmura, Operations Maintenance Manager both did a super job keeping the equipment running. The guards were able to maintain a safe environment in spite of the erratic opening and closing due to weather. They did a great job.

Repairs and upkeep of equipment will continue anticipating the 2010 opening. Hiring for next season will be done in early 2010 with applications and resumes being accepted February thru March and interviews following in April.

### **Dick Lowrie – Common Ground**

Attention has been given to the removal and clean-up of a few fallen trees, a common problem in the area. An erosion problem along the path from Falling Leaves to the playground/tennis courts has been corrected. We have contracted for the elimination of an erosion problem in the area between the clubhouse/pool and the adjacent parking lot. The work should be completed within a month. We have also contracted to replace the deteriorated retaining wall in the area adjoining the pool to the east. That should also be finished within a month. Through competitive bids, we have chosen C&M Corp. out of Hinckley for the work. #1 Landscaping, our common grounds maintenance contractor, has been given the job of landscaping the Pearl Road Island entrance to Ledgewood. Look for it to be completed soon. We welcome comments on #1 Landscaping's work in Ledgewood and any areas that may need attention.

### **Marion Tomasko & Mary Ellen Hill – Architectural Review - 2009 State of the Community**

During the 2009 Annual Walk Through 55 letters were sent out and 64% of resident have complied. Compare this to the 2008 Annual Walk Through which had 90 letters go out and 65% compliance rate. The two recurring issues in our neighborhood are weeds and concrete leveling. Due to the amount of trees and clay soil in our area it is understandable that we have concrete leveling issues. But we do need to stay on top of this issue because of the number of residents who walk in Ledgewood. Once again the Board has turned in 6 problem properties to the City for corrective action. Half of those properties have complied. The Board will continue to work with the City until all violations have been corrected.

Another area of concern has been the number of lamppost outages and/or broken lampposts in the neighborhood. It is a City ordinance that residents have working posts. There are stretches of houses that have several lamps out at one time. The Board has received reports of residents tripping on unleveled concrete due to reduced visibility. The new and improved procedure for monitoring problem posts was outlined in the October Ledger and will be posted on the association website.

The 2<sup>nd</sup> phase of the City tree planting has been completed. The dead trees by the Goddard School have been replaced. Thanks to all residents who took part in the program.

### **Tricia Lance – Club House**

Over the past year, several upgrades were made to the clubhouse entry. Taking the design of the Great Room into consideration, all hall light fixtures were replaced, the walls were painted, and most significantly the worn carpet was replaced with a much more durable and practical solution—Naturestone flooring.

### **Activities**

Based on response to the activities survey, a yoga group was created meeting Saturday mornings from 8:30 – 9:45. The cost is \$5 and is open to all ages and abilities—drop ins are welcome, bring your own mat. The class is taught by our very own Sheila Fowler who is a certified yoga instructor. We have had

as many as 25 attendees but usually have between 10-12 participants on any given week. We plan to continue as long as interest continues.

Response to the activities survey was terrific however we are still in need of people willing to chair various clubs or groups. There are a number of residents interested in birdwatching and walking groups. If you are interesting in chairing one of these activities—please contact me.

### **Ledgepark Swim Team**

Perhaps a bit early to think about swimming, but it is an appropriate time to give a heartfelt “thank you” to the swim team families and guests who helped to raise \$1,030 at the Second Annual Ledgewood Clambake and Dessert Auction, which took place on October 10th. 100% of the proceeds from the live auction will go towards the 2010 Ledgewood Swim Team budget. The dinner, catered by Bucci’s, was fantastic, but took 2<sup>nd</sup> place to the marvelous home baked desserts that were donated by swim team families and supportive residents. Three of the desserts were sold for \$100 - \$150 dollars, with many others selling in the \$50-\$75 range. Talk has already started for next year’s goal of selling a dessert for \$200. It was great fun. If you had to miss this year’s event, be sure to attend next year.

Our 2009 swim team, known as the Strongsville Swim League as the LedgePark Pirates, consisted of 48 children and grandchildren of Ledgewood residents, plus 32 swimmers from our partner team, Forest Park. Our team was coached by long time swim team members and residents, Jeff Nandor and Michael Meldon. Due to an increase of young families, the swim team was happy to assist in bringing back the Learn-to-Swim program, led by Kelsey Slavik. This program will continue next year nurturing the next generation of Ledgewood swimmers. In other swim team news, Cindy Smith passes along the role of swim team president to Karen Andersen. Thank you and good luck to all of our coaches, swimmers, and families.

For now, we will relax and enjoy the spectacular display of fall colors. Soon enough, it will be time to plan for the 2010 swim season. Look for information regarding the 2010 swim season after the holidays.

### **Community Garden**

The Ledgewood community garden completed another successful year of growth while adding three new families to the group. Group members improved soil conditions by implementing recommendations from the OSU community garden extension office and soil sample results. All the families enjoyed not only their harvest, but the camaraderie of the garden group. A special thank goes out to Ledgewood residents Eunice Snellman for generously supplying water for the garden and to Matt Byrd for his complimentary rototilling of the garden. This year would not have been possible without them. To learn more about the opportunity to grow your own plants and vegetables and to connect with other garden lovers in Ledgewood please contact Margaret Bosela-Klinzing (440-268-0457).