

**THE LEDGEWOOD ASSOCIATION
ANNUAL REPORT
FISCAL YEAR ENDED OCTOBER 31, 2005**

WWW.LEDGEWOODASSOCIATION.COM

Dear Association Member:

The Board of Trustees presents the following summary to inform you of the financial condition of your Association and its achievements during this past year.

These items along with our future goals will be discussed at the annual association meeting on November 10, 2005 at 7:30 p.m. at the clubhouse.

BOARD OF TRUSTEES

Mark Slavik	President
Bob Folino	Finance
Jain Baruth	Clubhouse
Rick Berger	Communications/Website
Betty Anderson	Common Ground-Secretary-Treasurer
George Smith	Pool

Association Employees:

Dave Csank	Maintenance Operations Manager
Amy Krukemeyer	Assistant Operations Manager
Jain Baruth	Clubhouse Manager
Carleen Sundvall	Recording Secretary-Treasurer

Annual Report – From the President

Overview

- Association Staff
 - This past season we implemented several important changes in the LedgeWood Association. The most significant change was the outsourcing of our landscape maintenance crew. This past summer season Bohac Landscape did an excellent job maintaining our common areas. This change saved money and Workers' Compensation requirements.
 - We continue to employ Dave Csank as the Association's Maintenance Manager. Dave works full-time during the summer break and approximately 8-10 hours during the school year.

- Architectural Review and Property Maintenance
 - We are working on architectural and maintenance standards to assist homeowners to maintain the appearance and upkeep of the community. These standards will be forwarded to the Association's attorney this fall for legal review. We need every homeowner's help in maintaining their homes and landscapes in order to ensure that Ledgewood is a great place to live.

- Article:

- In the 2004 Annual Report, I outlined a serious problem the Board was experiencing with one of our residents, without specifically naming the individual. I had hoped that his behavior would become less disruptive over this past year. Unfortunately, Mr. George Heinish's behavior continues to be a significant burden on the Association. We have expended energy, time and money (in legal fees) responding to his endless accusations and threats for more than 16 years. Unfortunately, what may have been only a nuisance has escalated to a point that it is costing the Association money, time and preventing good people from serving on the Board. For example, Mr. Heinish filed an objection with the City of Strongsville Building Department over the pool project. He disagreed with the need for the pool renovation; proven incorrect when we pulled the deteriorated piping from the ground. Multiple trustees have had to ask Mr. Heinish to leave their property, stop the harassing phone calls and stop leaving notes on their garages, lampposts or doorknobs. Our contractors have been harassed by him on our job sites. Mr. Heinish had to be escorted from the pool construction site by the Strongsville Police. His interference caused work delays when the crew had to wait for the police to show up and file a report. Mr. Heinish has been found in our mechanical rooms without permission and made false statements that he had authorization from the trustees, the police and others, to conduct his so-called audit work. I have spoken with the City's prosecutor regarding Mr. Heinish. The Trustees are prepared to sign a formal complaint the next time Mr. Heinish trespasses on a project site or is found to be in a staff-only area.

I do not like having to discuss this type of issue in a public forum but feel that you should know the difficulties we experience with Mr. Heinish. During the pool renovation he claimed to represent Ledgewood to the city, county and state health department officials. His recent quest to take his complaints to the Attorney General of the State of Ohio is just another example of how one individual can be such a negative impact on a good organization. Numerous Ledgewood Trustees, city and county officials and their staffs all have had the unfortunate opportunity to have had to deal with Mr. Heinish. I urge the membership to consider carefully before signing one of Mr. Heinish's endless petitions.

GROUNDS – Mark Slavik & Betty Anderson

- Pool operations. We successfully commissioned the new pool system (piping and filtration system) this past summer. The great weather, new pool system, and staff resulted in one of the best pool seasons in recent memory. My compliments to both George Smith and Bob Folino. George did an outstanding job in managing the pool staff.
- Hillside erosion. We have identified an excavation contractor and approved a proposal for various excavation projects in the neighborhood. This contractor will be working on the hillside erosion problem above the pool. We had a vendor jet clean the entire storm water system, from the creek, around the pool, up the hill approximately 18 feet. The pipe running up the hill, above the pool, has collapsed over time. We've been able to prevent an overflow into the pool by regularly maintaining the inlet at the top of the hill, but realize that this critical storm water pipe will need to be replaced to protect the pool. These projects are being completed in concert with the City of Strongsville Service Director.
- Street signs. The hard part is getting our 31 main street signs replaced at a price we can afford. We have two bids coming by early spring and are on track to have the signs replaced by the end of summer 2006.
- Landscape beds. We recently received recommendations from a Landscape Architect on refurbishing several of the landscape beds in the neighborhood. We will start to implement these upgrades this fall. The first step is having old trees and bushes removed.
- Other actions.
 - Completed pool infrastructure upgrade project
 - Purchase Gator vehicle for maintenance manager (sale of tractor funded purchase)
 - Purchase log splitter
 - Completed electrical upgrades in the Maintenance Garage
 - Purchased new chairs and chase lounges for the pool
 - Light posts in the Pool/Clubhouse Parking. The electrical line feeding those poles had multiple breaks and could not be repaired.
 - Electrical Inspection - we evaluated the electrical systems in both the clubhouse and the garage for code compliance. We installed ground Fault Circuit Interrupters (GFCI) in both the clubhouse (kitchen) and maintenance garage in 2005.
 - Pool cover for children's pool
- Goals for 2006
 - Incorporate two new trustees on the Board
 - Refurbish the landscape beds on the south end of Falling Water
 - Replace the street signs

- Purchase additional chairs and tables for the pool
- Replace the backboards and resurface the basketball court surface
- Replace 10 coniferous pines in the neighborhood with Norwegian Pines every year
- Replace the tile floor in the clubhouse (2006-2007)
- Get the City to fix/repair streets and curbs; including the asphalt drive to the tennis courts

FINANCE – Bob Folino

Enclosed with this report is the statement of revenues and disbursements for the fiscal year ending October 31, 2005 and the budget for the year ending October 31, 2006.

The year 2005 has seen the funding and completion of several major projects and procedural changes including the following:

- Parking lot lights – As part of the pool renovation, the electrical panels in the garage were replaced and a separate \$9,000 project was completed to rewire the parking lot lights that have been out for several years.
- Common Ground Outsourcing – Outsourcing the common ground maintenance to Bohac was projected to save about \$10,000 a year. So far this season we are on that financial track.
- Equipment Replacement – Since we outsourced the landscaping we were able to trade in some equipment and replace the \$24,000 tractor with a \$4,600 Gator for about \$3,000. We also acquired a log splitter which is available to LedgeWood residents. There were 11 people signed up to use it before it was even delivered.
- Pool renovation – Completed on time and within the \$160,000 budget. The original plan was to finance \$138,000 of this over 5 years. Due to savings from grounds maintenance outsourcing, replacing the tractor with the gator and no pool maintenance cost, the balance will be down to around \$68,000 by year end. Pay off should be at year end 2007.

In addition to the Reserve Fund projection being on target, actual operating expenses are running about \$22,000 under budget for 2005.

ARCHITECTURAL REVIEW – Marcia Folino

In 2005 we saw some major changes/improvements to properties that had been a problem for a number of years. The Association is appreciative to those homeowners/new owners who have made much needed changes to these homes.

- The annual walk through was completed this summer and notices, when needed, were sent out.
- The Association had our attorney, Mark Fusco, send letters to homeowners who have been habitually failed to maintain their property.

- Realtors who have installed For Sale signs larger than that allowed in our Covenants have been notified that these larger signs are not/will not be permitted in the development.

LEDGEWOOD SWIMMING POOL - George Smith

What a summer! Our recently updated swimming pool was enjoyed by young and old this past summer. The new pool filtration system project completed last fall by Designor Pools and overseen by Bob Folino was timely indeed. It was also rewarded by the hundreds of residents that took advantage of the warm summer to enjoy one of Ledgewood's finest resources...our neighborhood swimming pool.

The swim team had an outstanding swim season and we introduced swim lessons to residents and their children and grandchildren. Please note that swimming lessons will be available next summer, a note in the Spring "Ledger" will provide more details.

It was great to see so many residents, friends and guests at the pool this summer. We look forward to seeing all of you back next year and bring your neighbors!

The Ledgewood Swim Team is selling entertainment books. Thanks for your support of a long standing Ledgewood tradition - The Ledgewood Swim Team. Your purchase enables our neighborhood kids to enjoy a fun-filled summer vacation. The cost of the book is \$25. To purchase a book, please call Angie Nandor at 238-5767.

The Ledgewood Association is looking for a mature individual to supervise its pool staff next summer (June-August 2006). This person would be responsible for scheduling and overseeing 12-15 full-time and part-time lifeguards at the Ledgewood swimming pool. He/she should be familiar with outdoor swimming pool safety standards and procedures, possess strong interpersonal skills and be very well organized. The position does not require previous lifeguard experience, although that would be a plus. Previous management/supervisory experience is required. Please contact George Smith at gsmith@vanfin.com if interested. We will be filling this position on or before April 1, 2006.

CLUBHOUSE - Jain Baruth

This year there were several improvements and upgrades in the clubhouse.

- Wall paper in the kitchen was replaced with heavy duty paper
- New garbage disposal was installed
- Four ballasts were replaced in the ceiling lights in the main room and they are all functional now.
- Six new round tables were purchased along with two new coffee makers

- A broken urinal was replaced in the men's bathroom
- Clubhouse fireplace and chimney was serviced and repairs made
- Replaced the locks in both the clubhouse and maintenance garage

The projected rentals collected through the end of October are \$8,376.25, from 32 rentals. The facility was also used for 23 Association-sponsored events, including Swim Team, Bridge Club and Ladies Bowling league.

Projects being investigated for 2006 are the replacement of the main tile floor and new draperies and rods.