

THE LEDGEWOOD ASSOCIATION
ANNUAL REPORT
FISCAL YEAR ENDED OCTOBER 31, 2008

WWW.LEDGEWOODASSOCIATION.COM

Dear LedgeWood Homeowners Association (LHA) 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.

These items be discussed at the annual association meeting on November 17, 2008 at 7:30 PM at the clubhouse.

BOARD OF TRUSTEES

John Rady	President-Financial Oversight
Bob Cantu	Vice-President-Common Ground Upkeep
Janeen Leon	Clubhouse Liaison – Social Events
Marion Tomasko	Architectural Review
Richard Lowrie	Architectural Review - Common Ground Assistance - Secretary-Treasurer
Sue DeFauw	Pool Oversight

Association Employees:

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

Annual Report to LHA members from John Rady, President

Enclosed with this report is the statement of revenues and disbursements for the fiscal year ended October 31, 2008 and the budget for the fiscal year ending October 31, 2009.

In the January, 2008 Ledger, your board laid out its plans for 2008. As you may recall, we centered our activities on three areas of focus; Save, Safe and Social. Here is a summary of our accomplishments from this past year for your review:

SAVE: As you will see in the attached financial statements, we reduced our expenses from ongoing operations by over 10% (\$24,000). This is directly attributable to the stellar efforts of the association employees. Here are a few examples of how we saved LedgeWood Homeowner Association dollars:

- Pool Salaries, Maintenance & Supplies (\$11,000 reduction) – Liz Hastings and Jim Chmura combined to make sure the pool was properly staffed, closed during inclement weather, and impeccably clean. I can't tell you how many residents contacted me about how impressed they were with the pool. The combination of Liz' attention to detail and Jim's ability to fix almost everything had a huge impact on our total expenses associated with the pool. We saved \$11k during a year where minimum wage increased to \$7/hour!
- Common Ground Landscaping & Maintenance (\$13,000 reduction) – after a competitive bidding process, we hired a new landscaping firm for our common areas. Again, many of you have contacted the board with your favorable comments about the beautiful appearance of our common grounds. In addition,

Jim Chmura has been able to save association dollars by handling the smaller, one-off maintenance projects that occur after inclement weather.

- Finally, Carleen Sundvall successfully negotiated a reduced Workers Compensation Insurance rate that will save the association \$3,000 in 2009.

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SAFE: In order to provide a safe environment for Ledgewood residents, we executed the following activities this past year:

- Installed a security system that monitors activities at the pool and clubhouse. Over the past few years, there have been several acts of vandalism and trespassing where we have had to spend association dollars for repairs. Jim Chmura purchased and successfully installed the system saving Ledgewood thousands of dollars.
- Executed our 'Annual Ledgewood Walk-through' whereby the trustees canvass the neighborhood and notify residents of infractions of our covenants and restrictions. This year we sent out 90 letters compared to 42 last year. Two-thirds of the infractions have been resolved to-date. The remaining one-third of the infractions is in the process of being resolved. For those few homeowners who choose to ignore the board's communications, an escalation procedure commences until the infraction is successfully resolved.
- Teamed with the City of Strongsville to get assistance in addressing infractions for a small number of homeowners who had major issues with their properties. Half of these issues are already resolved. The city will pursue its escalation procedures for those that ignore their requests.
- Teamed with the City of Strongsville to uniformly plant trees in our tree lawns. The program will be implemented in phases and is optional for Ledgewood homeowners. The first phase has commenced and we'll see young golden rain trees, honey locusts, and elms added to tree lawns along Falling Water. The city will pay for the purchase and initial planting of the trees. The homeowners will be responsible for the care and maintenance of the trees going forward.
- Discussed street repairs with the mayor. Many of you have asked about street repairs and during the summer, the mayor acknowledged that this year, cement work would continue throughout all of Strongsville. However, this has been a challenging financial year for the city (like most municipalities) and he wanted to set realistic expectations about the limited resources (a.k.a. dollars) available to all developments in need of street repairs.

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SOCIAL: The final key focus area for the board was to drive energy into the Ledgewood social activities. Here are a few highlights from the past twelve months:

- 2008 was a banner year for social events. This year almost 500 Ledgewood residents and guests participated in six social events including a wine & cheese tasting and clambake for adults and summer pool party a puppet show for family and friends.
- The renovated clubhouse saw rentals more than double from the prior year. 2009 reservations are already ahead of 2008 reservations for this time last year.
- A Community Garden was planted near the playground where Ledgewood residents could grow vegetables, herbs and/or flowers.

In summary, the board worked diligently on behalf of the Ledgewood residents to maintain and improve our neighborhood. For those of you who have provided your thoughts, insights, comments and concerns, on behalf of the board – Thank You. We will highlight all of our activities and answer questions at the LHA Annual Meeting on November 17, 2008 at the Ledgewood clubhouse that begins at 7:30 PM.

POOL – SUE DEFAUW

As you know the summer/pool season was very successful this year. Thanks to an awesome job by Liz Hastings, the pool manager and Jim Chmura, operations maintenance manager, our resident 'fix everything and then some' person.

The baby pool had a leak, which was the reason for the cool water temperature. It had to be frequently refilled. This has been fixed and will be nice and warm next year.

The cost of gas was up and it cost about 30% more to heat the pool this year. Minimum wage was increased as well. However I think the asset of our beautiful Olympic size pool is well worth it in our neighborhood.

Otherwise this year was uneventful. Thanks to a wonderful guard staff for all their hard work in keeping the pool clean and safe.

COMMON GROUND – BOB CANTU

The board is pleased to report that the majority of our common grounds are in excellent condition and plans are in place to address areas that require some fine tuning. During 2008, monthly maintenance expenses have been reduced despite a significant improvement in quality of care and appearance of our grounds. All expenses have been within budget and include items such as: weekly maintenance; tree removal; removal of damaged playground equipment; and the much needed sealing and repair of the maintenance drive and pool parking lot. Plans have also been made for the sealing of the park driveway and for the removal and potential replacement of the diseased trees along Falling Water West of Park Cliff.

ARCHITECTURAL REVIEW – MARION TOMASKO- Dick Lowrie

This year the City has continued our tree planting initiative. The first set of trees to be planted arrived on Falling Water on Friday, October 17th. The Board agreed to plant honey locust on the 82 side of the community. Golden Rain trees will be planted at both entrances. Elm will be planted between the 42 entrance and the circle at Falling Water and The Bluffs. People receiving a tree this fall were notified via hangtag. The number on the hangtag must be called to opt out. In an effort to avoid multiple lists, the Board will not be taking names of people opting out of the program.

During the Annual Walk Through 90 letters were sent out for violations compared to 42 during the 2007 Walk Through. Roughly 65% of residents complied. Residents who have not completed work requested of them during the Walk Through and have not contacted the Board are deemed noncompliant. Letters have been going out reminding residents of the violations and asking them to complete work or notify the Board why it has not been done.

Over the summer the Board notified the community that 6 problem properties were being turned into the City for multiple violations. Half of those properties have complied and have begun making improvements to their properties. A big thank you to those who have complied. Your improvements are enhancing the overall look of the development.

Fall clean up is starting. Please make an effort to get as many of your leaves to the front lawn as possible. Please avoid dumping them on common grounds or leaving them and letting them blow into your neighbor's yard.

I look forward to seeing everyone at the annual meeting.

CLUBHOUSE - JANEEN LEON

There was a HUGE increase in clubhouse rentals for the 2007-2008 fiscal year. As of late September, there were 75 paid rentals in addition to all of the regular board/association, Bridge Club, and bowling league meetings and Swim Team and Ledgewood events. To get a sense of how popular the clubhouse has become, consider that the clubhouse had only 35 paid rentals in 2006-2007. Already there are 12 reservations for 2008-2009. It is apparent that the beautiful clubhouse remodel and revised fee structure have many residents using the clubhouse as their "extra family room". Special thanks to Jain Baruth, Clubhouse Manager, for her hard work in managing the increased workload this year.

Consistent with the Board of Trustees goal of increasing social opportunities for residents, several neighborhood events were held at the clubhouse this past year. Approximately 450 Ledgewood residents/guests attended functions including children events - Halloween Party, Build-a-Gingerbread House Party, and Puppet Show; adult events - 3rd Annual Meet Your Neighbor Wine and Cheese Party and Ledgewood Clambake; and family event - an evening Family Pool Party. These could not have happened without numerous residents volunteering their time to plan, set up, and host the various events. Thank you! I am also grateful to the many attendees who helped with cleanup following each event. If you have ideas for party themes or would like to volunteer for social events next year, please contact me at Janeen.Leon@ledgewoodassociation.com or call 216-789-9331. See enclosed flyer to sign up for the December 6th Build-a-Gingerbread House Party.

The new Ledgewood Community Garden had a strong start with six participating families. Wildlife was effectively kept out of the garden and gardeners enjoyed homegrown vegetables, herbs, and flowers throughout the season. Gardeners also enjoyed the camaraderie of working the land together.

The Garden would like to give a special thanks to residents Ed Sztasi for providing a water source and Matt Byrd for rototilling the garden. Their generosity and willingness to help are very much appreciated by all.

Residents interested in taking part in the 2009-growing season should contact: Margaret Bosela-Klinzing (440-268-0457) as soon as possible so that plots can be planned well in advance.