



The Villas on Squires Bluff

Homeowners' Association Newsletter

FALL, 2018

www.SquiresBluff.com

Open Letter to Homeowners from the Board of Directors

Your Board of Directors works hard every year to achieve our stated goals of:

- 1) Making our community clean and attractive,
- 2) Keeping Homeowners safe from crime and natural threats,
- 3) Protecting and enhancing your investment in your home.
- 4) Ensuring the Declaration, By-Laws and Squires Bluff Handbook rules are followed.

We understand that some Homeowners, on occasion, will object to our decisions, but please be assured we are acting only with the best intentions and in the interest of the entire community!

This past year, the Squires Bluff Board has authorized several improvements including a new roof on our 1st Gazebo, a newly landscaped area on one of the upper circles, replacement of nine (9) evergreen trees in the common areas, fixing a sinkhole off the main street and completing a shrub trimming program for the entire community.

Your Board will continue to be as responsive as possible, but it is important that you, as a Homeowner, accept some responsibility as well. *Continued on top right column...*

PLEASE ADDRESS ALL OF YOUR
CONCERNS AND PROBLEMS TO
ARIES AT

WWW.SQUIRESBLUFF.COM

Also, stay involved by reporting any issues promptly or calling the local police for any suspicious incident in our neighborhood or EATON ESTATES.

Remember, each Board Member is also a Homeowner and we also share the same concerns.

Sincerely,
The Board of Directors

BOARD MEMBER OPENINGS **IMPORTANT NOTICE:**

At our December 2018 Homeowners' Annual meeting, there will be two (2) vacancies on the Board for the 2019 – 2020 tenure. At the Annual Meeting there will be nominations for the floor for the two (2) open positions prior to the election. Board Members serve a two (2) year term.

Please consider volunteering some time and running for the Board.

It can be a richly rewarding experience; and, certainly will give you the insight into how your community functions.

Squires Bluff HOA Declaration & By-laws

Over the last several years, some Homeowners have questioned the 'Power of the Elected Board' in enforcing rules, their decisions in these matters and their right to impose penalties.

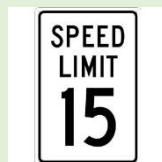
It is important for all Homeowners to know that Board members do not make up 'rules' and 'regulations' arbitrarily but are bound by law to follow and enforce our Declaration. The Board of Directors volunteer much of their own personal time and our Homeowners should be respectful of that. All Homeowners should have a copy of the declaration and our Squires Bluff HOA Handbook.

These guidelines have been established since the beginning of our community and the only way to change or alter one is by the 'AMENDMENT' process which is costly, time consuming and requires a 2/3 majority vote.

In cases of violations, the Board of Directors are required by law to enforce these equally and without prejudice.

Please keep in mind that all Board Members strive to be as accommodating as possible in these matters but must adhere to our Declaration.

SPEEDING



Our speed limit is 15 mph. Signs are posted. Bridgewater Lane does not have sidewalks, so many of our good neighbors walk along the street. Please abide by the speed limit for the safety of the children in our neighborhood and our own personal safety. SPEEDERS WILL BE FINED. When temperatures and snow start falling, everyone must proceed a little more cautiously as dangerous conditions arise.

VISIT OUR WEBSITE!



www.SquiresBluff.com

Squires Bluff HOA website is a terrific way to communicate to the Board. The website is a bundle of information. The entire Squires Bluff HOA Declaration can be downloaded & printed from the site. The forms, comments/complaints, requests' links that are submitted online will automatically be forwarded to all three (3) Board members and ARIES Management Corp. This will expedite the response faster than any other means.

For any other additional information, please contact ARIES Management Corp. directly @330.468.2318.

NEIGHBORHOOD SAFETY

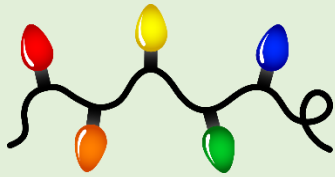
One of the Board's main responsibilities is to maintain a safe community, whether the danger comes from weather conditions, construction, or crime.

We are suggesting that each Homeowner be ALERT and AWARE of anything or anyone that looks suspicious. If anything looks out of the ordinary, do not hesitate to call our local police department at 330-468-0900. They are more than happy to come out and investigate.

We should have a relatively secure neighborhood since:

- We are a dead-end street with no through traffic.
- We are a "private street" and not open to the public.
- We have a "NO SOLICITING" sign so non-residents should not be walking around Squires Bluff.

We all can and should take part in this effort to keep our neighborhood beautiful—and SAFE!



SEASONAL DECORATIONS

Temporary seasonal displays are permitted as follows: Holiday displays are restricted to the owner's property and may be exhibited two (2) weeks prior to the holiday and no later than one week thereafter, **with the exception of Christmas, when displays may be installed two (2) weeks prior to Thanksgiving Day but not lit until the day after and removed no later than two (2) weeks after New Year's Day.**

RECYCLING

A nation that destroys its soils destroys itself. Forests are the lungs of our land, purifying the air and giving fresh strength to our people.

– **Franklin Delano Roosevelt**



Recycling is the third and most recognizable of the “Three Rs”—Reduce, Reuse, RECYCLE. By recycling and buying recycled-content products, everyone can make a vital contribution to preserving our environment. Squires Bluff and the Board would like to thank all residents who joined in on our Recycling Program.

GREAT 2018 BLOCK PARTY



There was a huge turnout for our Annual Block Party this year. Everyone enjoyed meeting new neighbors and revisiting old ones. As always, food was plentiful and delicious! A special ‘Thank You’ to Linda and Mike Bobniz for all their hard work in coordinating the gathering this year. See you all next year!

TREASURER'S REPORT

The Financial health of our Squires Bluff Home Owner's Association is excellent. We all benefit from having fiscally responsible home owners who understand the importance of property values and property upkeep.



We currently are in the process of obtaining a new reserve study to ensure that our savings for future HOA project needs are correct.

Assets

Checking, CD's Money Market \$94,829.20

Liabilities

Net Reserves \$68,707.27

Equity \$21,294.48



Squires Bluff HOA *Rules & Regulations Handbook*

Our HOA Handbook is an excellent source of information. Please read and keep handy. In it, the Rules and Regulations for the following topics are explained.

If your Handbook has been lost and you would like another copy, please call our Property Management Company, ARIES Management Corp. @ 330.468.2318

The Board meets every 2nd Thursday of each month.

Important Telephone Numbers

**EMERGENCY: Sagamore Hill Police Dept.
330.468.0900 or '911'**

Fire Department: 330.467.7410

**Property Manager: ARIES Management Corp.
9821 Olde Eight Road, Ste. C, Northfield Center, OH 44067**

Phone: 330.468.2318 • FAX: 330.467.7721

Email: info@ariesmanagement.com