



Southampton Woods  
**NEWSLETTER**

April 2024

[www.southamptonwoods.com](http://www.southamptonwoods.com)

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**Renner Management Group, Inc.**  
**Jim Votruba, Community Manager**  
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The purpose of this newsletter is to inform SHWA residents of activities in our neighborhood. If after reading the newsletter you have any questions, concerns, thoughts, or ideas, please contact Jim Votruba via email. We thank those residents who have already reached out!

**Join us in preserving our neighborhood's beauty!**

Over the past year, your Board has been hard at work enhancing the charm and appeal of our neighborhood. From repairing sidewalks, trimming trees, to diligently maintaining our landscaping and retention basins. Significant effort has been dedicated to making our common areas more inviting and picturesque for everyone to enjoy. As we see this positive transformation, we're filled with a sense of pride and accomplishment. We believe that each of us plays an integral role in maintaining the beauty of our neighborhood. With this in mind, we kindly ask for your support in upholding the beauty and cleanliness of our surroundings. Just as our association has

invested time and resources into improving our community, we encourage each resident to take pride in their homes and contribute to the overall appearance of our neighborhood. Simple actions such as regular lawn maintenance, maintaining landscaping by trimming bushes, ensuring retaining walls are in good order, keeping sidewalks clear, maintaining the paint/stain of your home's exterior, and tidying up around your property can make a significant difference. Together, we can ensure that our community remains a place we're all proud to call home. No one wants to live next to an eyesore.

**Pond Maintenance Update**

The Board has been working with contractors to install power sources close to the basins to enable the installation of aerators. Why are we installing aerators? The key to keeping a healthy retention basin is aeration; this is done by simply moving water from below the surface up to the surface in mass volume. Any basin or pond that doesn't have adequate aeration will inevitably have problems. The types of problems a poorly managed pond can experience are unchecked plant and algae growth, foul odors, and fish kills. The settling created by these conditions can result in the need to dredge, which can be very costly. Jones Fish has installed aerators in all basins except for Lexington. That will be completed soon. We will continue to treat the basins with prescribed chemicals to ensure proper health. We will continue to work with Jones Fish to evaluate the health of our retention basins.

**Sidewalk Maintenance**

The Board recommends residents evaluate the health and safety of sidewalks in their own areas. Residents are responsible for the maintenance and repair of sidewalks abutting their property. The city can audit sidewalk health and through written notice to the homeowner, require repair. The City begin audits of our city sidewalks starting April 1<sup>st</sup>. Preventative maintenance is always best! If you notice a sidewalk that is a potential safety hazard, you can call the city Building

(over)

Department to report the location. They will perform an investigation and notify the resident if a repair is required.

**Investment of HOA Funds:** At the Annual Meeting, residents were informed of our investment of \$100K into an 11-month CD earning 5% interest. The term of the CD ends this May. We will continue to look for opportunities to invest, as the interest earned could contribute to additional improvements to our community.

### Spring is Here

Spring is here, which means our residents will be getting outside planning landscaping projects, reviewing outdoor repairs, etc.

- Tree Limb Trimming – Low-hanging branches can cause a hazard for walkers and runners!
  - SHW requires tree limbs to be at a minimum 6 feet above the sidewalk.
  - Homeowners are liable should anyone sustain an injury from a low-hanging branch.
  - Residents may call the North Royalton Building Department to notify them of areas where there are low-hanging branches that could cause hazards for our residents.
- Any update to your home such as new windows, door replacements, roof replacements, shed installations, driveway extensions, deck/patio installations (including extensions of existing structures) require an ARC review BEFORE the work begins.
- Check your lamp post lights to make sure they are clean, functioning and in good order overall.
- The city enforces a noise ordinance that applies to Southampton Woods. Operation of mechanically powered tools (lawnmowers, saws, drills, sanders, grinders, landscaping equipment, etc.) **should not occur** by residents or contractors:
  - Weekdays between 9:00pm-8:00am
  - Weekends before 10:00am or after 6:00pm on a Sunday

### Architectural Review Committee (ARC)

It is important that ALL project work planned for the exterior of your home and property be pre-approved by the Architectural Review Committee. This committee is made up of board members and interested homeowners. A certified architect is on standby when attached home improvements are requested. The ARC is responsible for enforcing the architectural guidelines established for Southampton Woods. These guidelines are in place to maintain the aesthetics of our community. What needs to be submitted PRIOR to going to the city for a permit? Requests for in-ground pools, sheds, modifications to decks, changes to the exterior of a house such as new shingles, different color paint, modifying existing flower & plant beds, and modifications to concrete. These are only a few examples. When in doubt it is always best to fill out an ARC form request. The ARC form can be found on the community website or can be obtained from Jim Votruba at Renner Management. This form can either be mailed or emailed (preferred method) as stated.

- Failure to obtain an approval can result in the work already completed to be modified or reversed at the homeowner's expense.

### North Royalton City Ordinances

Southampton Woods is not exempt from North Royalton city ordinances and traffic laws. This includes but is not limited to:

- Go-carts, Golf Carts, Snowmobiles, Dirt Bikes, and All Terrain Vehicles (ATVs) are NOT PERMITTED on city or neighborhood streets. They pose a significant safety hazard for vehicles and pedestrians traveling in our neighborhood. Last season, automated vehicles driven on our neighborhood sidewalks resulted in residents needing to repair sprinkler heads that were run over by the drivers! Please be respectful of your neighbors and these rules.
- Road signs like stop and speed-limit signs apply – even in our neighborhood! Obey the speed limit! At intersections, please don't assume the direction an automobile may take. Come to a complete stop!!