

# The FOREST HILLS News

Forest Hills Property Owners Association

Pres./Pool/Facilities: Rob Piskur 216-469-0123

VP/Pool/Facilities: Mike Wordsall 330-273-4338

Trustees: Kim Piskur 216-410-1304

Secretary: John Kamenar 330-220-3388

Treasurer: Barbara Harpster 330-225-7593

Pool Manager: Julie Wordsall 330-273-4338

Newsletter: Kim Tessmer 216-212-4767

## From Our President:

*"Hi everyone, this will be my last newsletter and actually the most important one due to some of the issues involved with it. Please READ it through thoroughly!"*

*"Thanks for dealing with me over the past two years. My wife and I were just blessed with our first child around Thanksgiving and we won't be able to continue being board members. We have been honored to be part of the board over the past few years and are very confident in the new future members!*

*Take care and God Bless you all",  
Rob and Kim Piskur*

January  
2014

### Included with this Newsletter:

- Ballot for Election of Officers/Board Members
- Invoice for 2014 Dues

## \$ ASSOCIATION DUES NEWS \$

- 2014 dues have stayed the same at **\$200** for the year and are due by **March 15, 2014 TO AVOID A LATE FEE, which will be enforced!**
- There are 18 residents that have not paid 2013 dues. These residents have liens placed on their properties.

**PLEASE** fill out your ballot and return to our PO Box:  
**Forest Hills Property Owners Assn.**

**PO Box 360516**

**Strongsville, OH 44136**

**BY January 30<sup>th</sup>, 2014**

**OR drop off in person at Feb. 4<sup>th</sup> Board Mtg.**

The election of Officers and Board Members will take place at the annual meeting on February 4<sup>th</sup>. A NEW group of residents will take over! Many thanks to the people who have stepped up and become involved with our Association over the last year! It is exciting and much appreciated!!

Exciting  
NEWS!

In case you missed it in the last newsletter, we plan to go GREEN this year by sending Newsletters via email! This will save the Association much time and money!

To make this happen we **NEED** the email address that you would like the Newsletter sent to. Please let us know at:

[FHPOA44212@Yahoo.com](mailto:FHPOA44212@Yahoo.com).

If you do NOT have an email OR would like the Newsletter snail mailed just let us know! We are happy to oblige!

The Board will soon be taking bids for lawn care, landscaping and pool care. Please email us if interested in submitting a bid!

## Board Meetings

Our ANNUAL Board Meeting will be on **February 4<sup>th</sup>, 2014**. Nick Solar from the City will review his quarterly report to the Association concerning reported crime in our area. We will count the election ballots and elect the NEW Officers/Board Members. The new Board will move onto Forest Hills matters at hand.

**All 2014 Board meetings will take place on the first Tuesday of each month at the Brunswick City Hall lunchroom at 7:30 pm. ALL RESIDENTS ARE WELCOME and ENCOURAGED TO ATTEND!!**

## Important Info!

OUR **Block Watch Coordinator** for 2014 continues to be **Judy Bugel**. If you have any questions or ideas you can contact her at 216-410-7187!

**HAPPY NEW YEAR!!** Let 2014 BE YOUR year to become involved with YOUR Neighborhood Association! Become part of the Board and/or simply ATTEND THE MONTHLY MEETINGS! This is your opportunity to voice your opinion and/or concerns, keep updated with all of the happenings in the Association and get involved! Find your voice and get to know your neighbors! Let's make a difference THIS YEAR!!

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## Forest Hills Property Owners Association

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### **IMPORTANT MESSAGE FROM YOUR PRESIDENT!! PLEASE READ!!**

We encountered a problem that Forest Hills has never experienced before. The property next to our Skyview pool was auctioned off last year to a developer. After a few months of the developer implementing their plans through the city, and conducting surveys, we discovered that our parking lot and a portion of our pools' decking is on the property that they purchased. It appears that 40+ years ago when the pool was put in, the property owners at the time were united and were not concerned with where the pool and parking areas were going. There was never an easement, or anything legally written up to show the property transferring to the Association. That property has been bought and sold a couple times in the past but no other developer has been able to finish his or her plans so this never became an issue until now. We have consulted with our attorney to help us look into every possible scenario that will resolve this mess and we came up with two solutions/scenarios:

**Scenario #1:** We can fight for an easement and keep everything as is. OUR attorney has told us that odds are we would LOSE if this goes to court. He instructed us to settle for a different option if possible. Fighting this in court would mean attorney fees and court costs that would add up to an estimated \$10,000 or more resulting in raising residents dues immediately to cover that cost, about \$50 more per year. If we won the easement, everything would stay the same for the Association. The new developer would have to back down their number of units that they planned on putting in from 90 to an estimated 84 units. If we lost the easement, we would lose our parking lot, lose part of our fence, and would have to make plans to build a new parking lot or close the pool. Putting in a new parking lot on the other side of the pool would cost an estimated \$25-\$35k and would once again raise dues even higher than \$250 per year. It would cost more to close the pool than to add a new parking lot. For obvious reasons, this is definitely a scenario that the Board would not like to take a chance on.

**Scenario #2:** This scenario allows us to negotiate with the new developer to join our Association and have a new parking lot added. The developer has agreed to join our Association and help improve the Skyview area without any money coming out of the resident's pocket. Here's what would happen: (1) They will build a new parking lot for the Skyview pool on the other side of the pool. (2) They will re-do the fence so that the entrance way will be on that side and take all responsibilities of doing it correctly. This will give the Association a brand new parking lot and extend the time period before we will have to make any repairs on it. The cost for each of our residents will be \$0.00. (3) We will allow them to join our Association with a reduction in their dues for the 2016-2018 time period by \$5,000 per year. We will still be collecting \$11,200 from them as "extra" income that we currently do not receive at this time. This will help our Association to maintain and improve its areas going forward. After the reduction time period, we will be collecting \$16,000+ per year extra. This should allow us to keep our resident dues at the current rate for years to come and give the Association much needed money for improvements. We would also waive any dues that the developer would incur in 2015. They are expecting to begin moving people into their units in 2015, but they won't be completed until later that year. Not knowing how many units will be filled in 2015, we won't know the exact amount they will be saving. For instance, if they had 40 people move in, they would be saving \$7,200. If they have less people moved in, it would be more savings for us, if they had more, it would be more savings for them. This scenario will allow us to save thousands of dollars in fighting for an easement that our attorney has already warned we probably would not get and would lose. They will be able to retain a couple more units, have a pool for their residents and be able to landscape the area on "their" property to their liking. The driveway will be their property and they plan on tearing it up and landscaping it to be a "buffer" between the pool area and their new residential units. This should add some appeal and a better look to the area overall.

**This is the scenario that the association board members have voted for 3 to 1.**

Just some notes to answer any questions:

- We have a loan from years ago that will be paid off this year. We pay \$7,500 every year on this loan so that money will help toward expenses for late 2014 and 2015.
- We will save greatly on attorney fees.
- Dues are going to remain the same.
- We get a "new" driveway for our Skyview Pool area.
- This is not a capital improvement for the Association. The money is not coming from FHPOA.
- There is nothing in the bi-laws for this situation, so we had to pay our attorney to help guide the Board on this. According to the bi-laws the Board is able to make a vote on this for the Association.
- We are partly on THEIR property right now so a decision had to be made.
- I believe in my heart that this will be a huge improvement and that it will also help keep or raise or property values in the future. We have a 40+ year old development, and this should help our association looking "fresh" and not "run-down".

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