

Shadow Woods Newsletter

Fall 2001

Subdivision Board

Officers:

President:

Gwen Hilton 375-5159

Vice President:

Mike Kilpatrick 375-5948

Secretary

Patricia Mitchell 375-5469

Treasurer

Linda Brown 375-0596

Committees:

Dues & Assessments:

Sue Slates 375-2157

Capital Improvements:

Steve Heinemann
375-5501

Communications:

Tracy Dreslinski 375-2584

Maintenance:

Terry Lanker 375-0509

Neighborhood Welcome &
Restrictions Enforcement:

John Macumber 375-0064

If you are new to our sub and haven't yet received your "New Neighbor Welcome Packet", please give John Macumber a call at 375-0064. John will drop off this handy packet of subdivision-related information packed inside a Shadow Woods coffee mug.

Entrance Signs Updated



Our four entrance signs were repaired and repainted at the end of July 2001. As you may recall from a previous newsletter, we were considering replacing the signs with new stone signs. However, the Board opted not to because the total cost would have been approximately \$15,000 and would have required a homeowner's assessment. Also, the new signs could not have been placed in the same locations as our current signs due to new city code.

Repairing and repainting was a cost-effective solution, and we are very happy with the results.

Subdivision Halloween Party

See the enclosed flyer for information regarding our subdivision Halloween Parade & Party on Saturday, October 27. Please RSVP by October 15 if you're planning on attending so we can make sure we have adequate food, treat bags, and crafts for everyone.

We need your help--if you can loan us a folding table or small plastic picnic table, or if you can supervise a craft or game, or if you can help entertain the kids (magic tricks, make balloon animals, face paint, etc), or if you play a musical instrument and would like to participate in our parade, please indicate this on your RSVP form.

Web Site Overhauled

Our subdivision web site, www.shadowwoods.com has been redesigned and updated with new information. Some things that are on-line include our subdivision by-laws and restrictions, classified ads, newsletters, and links of interest.

The web site is updated on a regular basis, so check back often for new information. As always, comments and suggestions are welcome. E-mail them to info@shadowwoods.com.

Dues & Assessments

The 2001 annual assessment was due on April 30. As of September 1, five (5) homeowners were delinquent. Liens have been filed on each property.

Any legal transactions occurring on these properties will be delayed until monies are paid. These transactions include sale of property and refinancing.

Shown below is the current value of all liens filed against non-paying Shadow Woods property owners by year. These amounts include dues amount, filing fee, and interest accrued to September 23, 2001.

YEAR	AMOUNT
1989	183.40
1990	175.00
1991	211.10
1992	100.75
1993	135.53
1994	128.88
1995	122.60
1996	116.66
1997	124.01
1998	991.76
1999	247.39
2000	753.66
2001	622.40
TOTAL	\$3,913.14

Rochester Community Schools Redistricting

On September 24, the Rochester Community Schools Board of Education presented their preliminary plan for redistricting-adjusting the school attendance boundaries.

Their plan shows Shadow Woods residents continuing to attend Long Meadow Elementary and Adams High School, but has the kids moving from Van Hoosen to West Middle School. As a parent in the district, my concern with their proposal is that very few kids from West will be going to Adams; West is primarily a "feeder school" to Rochester High School.

There will be a public hearing on October 24 at Stoney Creek High School, at which time the Board of Education will hear comments from the public before their final vote is taken on December 4. If you have any concerns or issues with their plan, please contact a Board of Education member.

Visit the ShadowWoods.com web site for updated

HOLIDAY DECORATING CONTEST

It's time to....

- Untangle the lights
- Dust off Rudolph's nose, and
- Shine your brightest star!

The annual subdivision contest will be held on

**SUNDAY, DECEMBER 16
AT 6 PM**

A \$25 gift certificate from a local restaurant will be presented to each of the three winners.

Judging will be based on

- ☆ Creativity
- ☆ Color
- ☆ Eye appeal
- ☆ Use of a theme

All homes are entered in the contest. Lights must be on at 6 PM. You do not need to be home during judging. Judges are non-Shadow Woods residents.

Pooper Scoopers

Please make sure you are picking up after your dogs, especially in the common areas--and especially at Keystone Park (Timberline at Keystone) where our Halloween Party is taking place October 27.

Thanks to those of you who are so conscientious about cleaning up after your dogs.

Subdivision Annual Board Meeting

The annual meeting of the Shadow Woods Subdivision Association will be on November 15 at 7:30 PM at the home of Subdivision Association President Gwen Hilton (2789 Winter Park).

All Shadow Woods residents are invited to attend this meeting. The agenda for this meeting is the approval of the annual budget; review of the previous year's operations, as well as plans for the upcoming year.

We'd love to see a large turnout of interested homeowners.

Letter from the President

Dear Residents

As a homeowner in this subdivision, and as the president of the homeowner's association, I'm always pleased to see residents improving their property and homes. Sometimes, this can be something as mundane and unexciting as a new roof, or an immediate attention grabber like new landscaping. Whether home improvement is mundane or exciting, it certainly takes time and money—two things that are often in short supply. Nevertheless, home maintenance is both important and necessary and ensures that our home values remain high, and that our subdivision remains desirable.

Even if some of us are not in the home-improvement mode, it is important that we all keep our homes as attractive as possible and follow the deed restrictions of our subdivision. With this in mind, I'd like to mention a couple of infractions that I see on a regular basis in our subdivision.

Bad Habits: First, garbage and garbage cans are not meant to be stored on your driveway! Why would your neighbors want to see your trash on a daily basis? Our deed restrictions state that garbage containers must be "concealed from public view". Also, garbage is supposed to be placed curbside only on garbage day. Not the day before and certainly not several days before the garbage trucks come through.

Second, please do not park on lawns or on subdivision property! Parking is allowed only on driveways and at curbside. Our deed restrictions have been created for the good of our entire subdivision. You may check out our website at www.shadowwoods.com for our deed restrictions.

Website Improvements: Speaking of our website, I think you'll be very pleased by the improvements that have been made to our site. It contains a great deal of useful information and the board hopes that you access it frequently to keep up with subdivision and city events.

Entrance Signs: Hopefully you've noticed by now that our entrance signs have been painted and repaired. As I've mentioned in past newsletters, we were thinking of replacing them. It turned out to be more cost effective and practical to have them repaired and repainted. With that, I am now turning the reigns of the Capital Improvements Committee over to Steve Heinemann. I wish him luck and I know he'll be a very effective chairperson for this position.

That's all for now. Have a happy and healthy autumn.

Sincerely,

Gwen Hilton,
President

Gourmet Group

The Shadow Woods Gourmet Group typically meets the third Saturday of every other month to share and enjoy a delicious meal. There are currently 15 couples in the group. Three homes are chosen as host homes, and a common menu is agreed upon by the hostesses. Everyone contributes something to the meal; an appetizer, a salad, a side dish, or a dessert. The hostess provides the entree and the wine. The cost is divided equally amongst all members, and typically ends up costing \$25-\$35 per couple. This is a great way to get to know your neighbors, while enjoying a wonderful meal. If you can't commit to the regular schedule, substitutes are always needed. The next dinner will be in November. Here is the September menu to give you an idea of what you can expect to enjoy should you attend:

Appetizers: Smoked salmon mousse and walnut crusted camembert cheese

Salad: Limestone salad with ginger orange vinaigrette

Entree: Apple cider pork

Side dish: Red bell pepper with polenta

Dessert: Peach crisp with white chocolate and brandy sauce

If you are interested in joining, give Maggie Schwartz a call at 375-5218.