

## **OAKWOOD HOMEOWNERS ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

**TUESDAY, APRIL 29, 2025, 7:00**

**ZOOM**

### **MINUTES**

- A. Meeting called to order at 7:08 pm  
Present: Donna Plage, Miguel Acosta, Tony Scarpelli, Miguel Fajara, Frank Martinez, Steve Shaffer  
Stephanie Brodsky, Fox Management Group  
Homeowners: Adams, Tisch, Bell, DeRuntz, Hartzer
- B. Minutes of January 28, 2025 approved.
- C. TREASURER'S REPORT
  - a. March, 2025 financial statement. \$241,762 in assets. \$153,000 in reserves.
  - b. Tax returned filed timely. Federal taxes due of \$1004.00. No state taxes due.
  - c. Late fees have been charged as of April 1 to owners. Additional late fees will be charged or legal action taken for those owners who do not pay their assessments.
- D. POND AND COMMON AREA MAINTENANCE UPDATES
  - a. PONDS – Miguel Acosta
    - 1. Fountain repairs made when reports were received they were not running. At this time, all fountains should be running. If you notice a fountain not working, please report to Fox Management.
  - b. TREES
    - 1. Buckthorn work for this year completed.
    - 2. If an owner has an issue with a tree, please send an email with pictures to Stephanie so she can schedule work with Monsters, Inc.
    - 3. Treatment for the trees will be ongoing during the season.
    - 4. Proposal to remove and/or prune one tree from Monster, Inc. Cost is either \$1200 or \$500 depending on which proposal is approved. Stephanie to obtain additional quotes. Board motion and approved the work to be done based on the quotes received.
  - c. LANDCAPE
    - 1. Meeting with Yellowstone has been scheduled to review some of the problem areas around the property on May 8. Specifically issues on Meander, Springwood and along Washington.
- E. MANAGEMENT REPORT.
  - a. A reminder to homeowners regarding filing ARC requests PRIOR to work.
  - b. Warren Township has sent a letter stating owners may not park vehicles over the public sidewalk.
  - c. Association rules do not allow inoperable vehicles to be parked anywhere outside (driveway or street)
  - d. All holiday decorations must be removed by the end of January. Fines will be issued to owners who have violated this rule.
- F. OLD BUSINESS
  - a. The drainage issue along Washington is being investigated with Warren Township, Yellowstone and Monsters Inc. trying to find a solution.
- G. NEW BUSINESS / MISCELLANEOUS
- H. HOMEOWNERS QUESTIONS AND COMMENTS  
Question about whether there are more rentals in Oakwood. While the exact number is not known, there are not a high number of rentals. Whether rental or owner occupied, the property still must be maintained.
- I. ADJOURNMENT – Motion to adjourn at 7:27.  
Next meeting June 24.