

# ARROWHEAD BAY VILLAGE CONDO ASSOCIATION

136 SOUTH BAYSHORE DRIVE  
COLUMBIANA, OH 44408

Dear Association Members:

The trustees have decided to secure additional asphalt bids before continuing with driveway replacements.

Recently, the association had ELLIOTT'S LANDSCAPING do a walk-through to evaluate our landscaping needs in an attempt to enhance our common property. This was agreed upon by the membership attending the October 2014 meeting.

There is currently a misunderstanding of what unit owners can and cannot do regarding landscaping as it applies to their immediate area; to include other association matters. EXAMPLE: no planting, flowers must be in pots. The trustees have attempted on numerous occasions to request all association members to read and comply with the RULES AND REGULATIONS and ASSOCIATION DOCUMENTS. This has been discussed at the annual association meetings, through correspondence and postings on the association website. It is the duty of the trustees to run a fiscally responsible HOA, and to maintain common areas and enforce the rules of our community. It is the responsibility of the unit owners to follow and comply with these RULES AND REGULATIONS. This is necessary to protect unit owners investments and maintain property value. As a condominium community, no one can do their own thing. When you finalized the paper work to become a member of the ARROWHEAD BAY VILLAGE CONDOMINIUM ASSOCIATION (ownership), you essentially agreed to the terms and conditions for membership. OHIO REVISED CODE - TITLE (53) - 5311.23 Failure to comply with lawful provision of condominium instruments supports this.

Being a trustee is not easy, it is time consuming and demanding in order to ensure the efficient business and maintenance operation of the association. Addressing non-compliant unit owners for not following the rules makes it even more difficult.

Please take the time to familiarize yourself with the RULES AND REGULATIONS and ASSOCIATION DOCUMENTS.

Thank you for your anticipated cooperation,

Linda Johnson, trustee

Janet Grimm, trustee

Bill Rafferty, trustee

ENCLOSURE: March 2015 NEWSLETTER