

**Ethan's Green**  
**Annual Meeting of the Homeowners**  
**March 19, 2007**

The annual meeting for the members of the Ethan Commons Homeowners Association was called to order at 7:10 p.m. by President Phil Switz. The meeting took place at Twinsburg's Dodge Middle School. Board members Pam Biesiada, Mike Nease, Geni Spera, Drew Romito, Jerry Webbs, and Carlyle Management representative Ed Fratus were present. A quorum was confirmed. Phil started the meeting with the announcement that we had regretfully accepted the resignation of Bill Fury (Twinsburg Council president) about a month ago. Due to the issues of a proposed school on the property near the new fire station and the helicopter landing pad at Glen Eagles Golf Course which could be perceived as a conflict of interest. Bill's participation on the board will be greatly missed. Jerry Webbs also announced his decision to not seek another term on the board. Jerry's legal expertise had been so greatly appreciated and will also be missed. A thank you and best wishes to them both for their contributions was given.

**THE ACCOMPLISHMENTS OF THE BOARD**

- 1.** A new landscaper has been hired. After reviewing several proposals, the board chose Turfscape. Drew was instrumental in researching this project. The decision was based on expanded, customized services offering a savings to the association.
- 2.** The repairs to the lighting at the entrance at Rte.91 and Ethan's Drive are completed. It was explained that the contractor who originally installed the lighting is no longer in business, and another contractor had to be called in to correct the lighting. The front of the island has received new landscaping. Additional work is planned for 2007 to update the appearance of our landscaped islands and the gazebo area at North Pond. Geni reported that Twinsburg's Beautification Commission Chair Katherine Tyler donated her services on the design and installation for the Ethans/Rte.91 island. The work was completed by Phillips Landscaping.
- 3.** The ponds in most need have received fountains. This was done to keep the collection of algae down without the use of chemicals.
- 4.** The walkway leading from Ethans Drive to North Pond has been resurfaced. The overgrowth of tree roots had to be removed and the surface evened before this could be completed.
- 5.** An Ethans Green web page has been established and is being maintained by Jerry Canterbury. Homeowners are now able to email their questions and concerns to Jerry at

[info@ethans-green.com](mailto:info@ethans-green.com) . The board and management review this and are able to respond quickly. This is a huge service that Jerry has taken on, and we all would like to thank him. Homeowners were told that they could sign up to be on the e-mail list at the meeting.

**6.** The Board is now meeting once a month at Pam's office, Howard Hanna in Aurora. It has been found that issues are resolved much faster when the board meets once a month.

**7.** The board has chosen to divide Ethan's into three territories with the President to oversee it all. Two board members will be assigned to watch over each designated area which will allow for any issues to be addressed quickly.

**8.** Geni Spera has taken on the Annual Garage Sale scheduled for June 15th and 16th from 9:00am to 4:00pm. It will be held in conjunction with Meadowood's sale, allowing us to combine advertising resources and hopefully netting a large turn out.

**9** The Architectural Review committee consisting of Pam Biesiada, Marc Cohen, and Ron Bliss have updated the restrictions which is one of the amendments waiting for passage. The changes made will allow for the use of the new maintenance free materials, fence styles, and give more consideration to the neighboring properties affected by a room addition, fence, etc. We hope that they will be clear and helpful while maintaining the esthetics of Ethan's Green. Copies of the proposed changes were made available at the meeting. The other amendment up for approval is that of restricting sexual predators from living in Ethan's Green. It was reported that 660 votes had been returned. A total of 770 are needed in order for these two amendments to pass.

**10.** All of the sign posts have been repainted. The color has been changed to give the development a newer look. All of the short posts have been replaced with 8 ft. posts to discourage vandals from breaking off the sign flag. This should be a savings to the association.

Mike Nease has been looking into different materials that would protect the post base from damage by lawn mowers and weed whackers. Additional "No Fishing/Swimming" signs have been added at the ponds for the protection of our residents.

The sign report opened discussion as to the entry signs. It was reported by Phil that this is a project the board is currently researching. It would be costly and may have to be completed in stages. But Ethan's would not be upstaged by Meadowood.

Phil stated that the lamp poles are a big issue. It is a project that the board has been working on for years without being resolved. Ohio Edison owns the 700 poles. Ohio Edison will not allow us to paint them. We will continue with this quest. If a pole is damaged or the light is out please report it to Ohio Edison.

Ed Fratus of Carlyle management opened the election. He asked for nominations. There are seven positions. We currently have five filled, two are needed. Marie Wilson was

nominated from the floor. One position is still open.

**Discussion was opened to the floor.**

A community newsletter is in the works and is expected to go out twice a year.

The proxy has been changed to allow for the vote not to be controlled by one board person.

The above ground pool issue was brought up, and it was stated that the board has taken legal action. This matter is now in the courts.

A notice will be placed on the yearly bill from the management company reminding homeowners that it is their responsibility to pass the rules/regulations and bylaws on to the next homeowner. They are now available on our web page.

Councilmen Mr. Murphy and Mr. Romito were there to answer any questions pertaining to the city.

Ed reassured the homeowners that Carlyle Management does not operate in the same way Multi Vest did, and that homeowners could feel confident that regular audits are in place.

Pam expressed her experience with Multi Vest, and that we would still look at these procedures to make sure safeguards are in place.

The meeting ended on a very positive note and was adjourned at 8:45

Respectfully submitted,  
Kelly Thompson, Recording Secretary

\_\_\_\_\_ President \_\_\_\_\_ Date  
Phil Switz

\_\_\_\_\_ Secretary \_\_\_\_\_ Date  
Geni Spera