



EMERALD LAKES HOMEOWNERS' ASSOCIATION

3593 Medina Road, #182 • Medina, Ohio 44256

**JUNE 2024
NEWSLETTER**

ANNUAL SPRING CLEAN UP SUCCESS!

THANK YOU to everyone who came out to help with Spring Clean Up! This was a fun event and we appreciate your help!

BLOCK PARTY?

It's been quite some time since we've had a neighborhood block party. Would anyone be interested in having one this year? The tentative date is **August 17, 2024**.

Please send a message to board@emeraldakes.org if you are interested in attending! If we have enough interest we will put this on the schedule.

MAINTENANCE!

We should take pride in our neighborhood and this starts with taking pride in our own homes. ***You are responsible for the upkeep of your landscaping, mailbox, and house.***

If you notice your trees are impeding walkways, please consider your neighbors using the sidewalks and trim accordingly.

MAILBOX REQUIREMENTS

Friendly reminder that you have until August 31, 2024 to have your mailbox up to code. The flyer that indicates what is required is located [here](#). You can also review the mailbox requirements at www.emeraldakes.org. Questions, comments, or concerns should be directed to board@emeraldakes.org.



YARD SIGNS

According to our By-Laws, NO political or contractor advertisement signs should be displayed in front yard. The only signs that should be displayed are "For Sale" signs.

LAKES AND TRAILS UPDATE

EMERALD LAKES DRIVE AND ROUTE 162 GARDEN ENTRANCE WORK

- Lit Fiber has completed all the of the underground line work and planted grass seed in the bare spots.
- The old bushes and stumps have been removed.
- Since we do not have a water source at that entrance, the garden planting will occur in the fall.
- The garden will have weed control only throughout the summer.

ALGAE MANAGEMENT

- When the lake management team is spraying the lake for algae, they may ask you to move away from the spray area for about 10 minutes so that the chemicals can be sprayed and settled.
- We have been informed that people in the spray area that have been asked to step aside, refuse to move. This means that the algae in that area will not be treated which only compounds the algae issue.
- Please ask your family and friends to help us keep the lakes healthy and fish in another spot for those 10 minutes.

NEW SIGNS ON THE TRAILS

- Catch and Release Fishing - There is a new sign by the lakes to remind everyone that fishing is catch and release.
- Doggie Poop Bags - To address the concerns of much doggie poop on the trails, Doggie Poop Bag Boxes have been installed. Please use the bags to carry your Doggie Poop back home.

FALLEN TREES AND DEBRIS ON THE TRAILS

- Spring is finally here, and the trails will be enjoyed by many. If you see a fallen tree or other debris on a trail, please take a picture and email the board with a description of the location so we can find it easily. Board@emeraldakes.org
-

LAKES AND TRAILS USAGE

Our bylaws indicate that only Emerald Lakes residents and guests who accompany them are permitted to use our lakes and trails. Windsor Park and Turnberry have their own homeowner associations and are not a part of Emerald Lakes. Because the cost to maintain our lakes and trail is well in excess of \$30,000 per year and the board works hard to keep our annual dues from rising, it is important for our



community to hold to the Emerald-Lakes-residents-only rule. While we appreciate our neighboring communities, due to liability, upkeep costs, wear-and-tear, along with maintaining the health of the lakes and fish populations, we are unable to accommodate additional neighborhoods using the open space without being accompanied by an Emerald Lakes member.

Contact the Montville Township Police Department

- *If you are approached by someone on the trail and you feel threatened or harassed,*
- *If someone is following you, or*
- *If you see someone on the trail or lakes that you believe is trespassing.*

Montville Police have emphatically expressed to leave the investigating up to them. Do not follow adults or children to see where they live. Engaging in this way may escalate the situation. Also, do not offer an open invitation to non-Emerald Lakes residents to use the lakes and trail unaccompanied by you.

Thank you for abiding by the rules posted at the entrances to the trails. This keeps the unique resource we have in great condition and our annual dues down!

FRIENDLY REMINDERS:

- Your grass clippings do NOT belong in the lake or street!
- Pick up after your dog!
- Be respectful to the people working in the development! We hire people to maintain our lakes, trails, and common areas and we should treat them with respect.
- Our lakes are catch and release ONLY.

ARCHITECTURAL REVIEW

Are you planning on making home improvements this summer? Remember to check to see if you need to file an Architectural Review Form before you start! The form can be found [here](#).

DO YOU HAVE A NEW NEIGHBOR?

Let them know they can send their contact information to board@emeraldakes.org to be added to our Newsletter!

Emerald Lakes Home Owners Association – “Mailbox By-Laws”

The ELHOA by-laws require homeowners to follow and abide by the rules set forth within Emerald Lakes HOA Covenants, Restrictions and By-Laws which can be viewed on our HOA website. Per the HOA By-Laws – “All mailboxes must be in a size, style, and color approved by the Homeowners’ Association and be maintained in good condition.”

<http://emeraldakes.org/index.html>

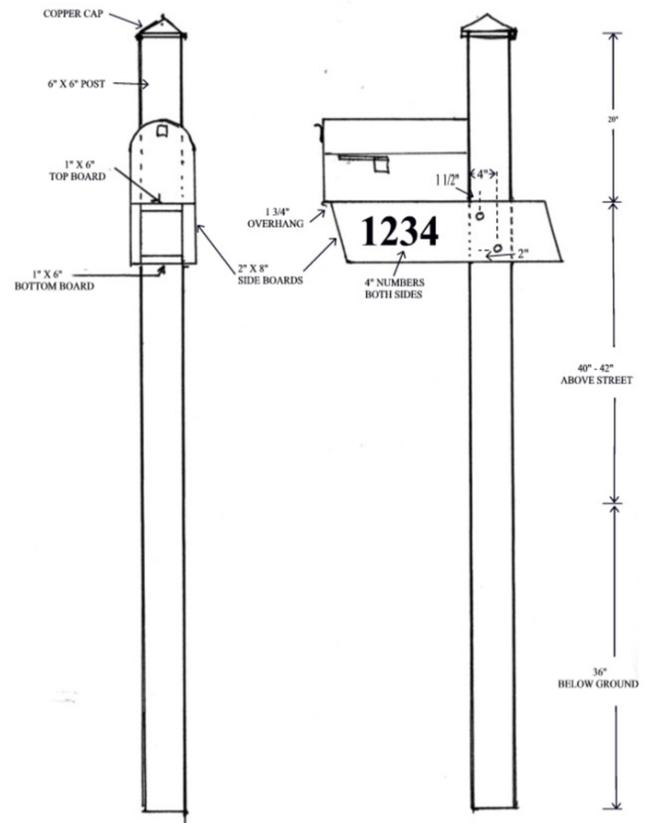
These HOA covenants were established to maintain a consistent and pleasing appearance of our neighborhood which ultimately enhances our home values and aligns with the governance of Montville Township Planning & Zoning Resolutions.

<https://montvilletwp.net/>

With Spring quickly approaching, we are respectfully requesting each Homeowner review and update their mailbox per the HOA by-law design by **August 31, 2024**. Failure to comply may result in the HOA taking further action.

Website Mailbox Design Details (Instructions / Material List / Pictures / Diagrams)

<http://emeraldakes.org/MAILBOX-1.html>



The Emerald Green Mailbox can be ordered from:

- 1) Ace Hardware / Buehlers - 330-725-5000
- 2) Item #5266226; Manufacturer #E1600GAM (Gibraltar Mailboxes – Elite)
- 3) <https://www.acehardware.com/departments/hardware/mailboxes-and-posts/mail-boxes/5266226>
- 4) Spray Paint – Ace Hardware (Krylon Fusion All-In-One “Gloss Hunter Green”); Item #1909761
 - a. <https://www.acehardware.com/departments/paint-and-supplies/spray-paint/general-purpose/1909761>

Approved Mailbox Posts

- 1) Option #1 (Homeowner build and install)
 - a. Per design plan located on ELHOA website
 - b. Finish
 - i. Paint - Ace Hardware (Benjamin Moore Revere Pewter #HC-172) or
 - ii. Stain – Behr solid color house & fence stain #507 Tucson White #082474337011
- 2) Option #2 (Purchase from A Sign Above) – see attached flyer below
 - a. Jerry Keller 216-337-2201
 - b. jerryasignabove@yahoo.com

Copper Post Cap

- a. Deckorators 6-in x 6-in high point copper plastic pine deck post cap
- b. Lowe’s Item #65588 / Model #72224 (located in the decking section)
- c. <https://www.lowes.com/pd/Deckorators-Fits-Common-Post-Measurement-6-in-x-6-in-Actual-8-in-x-8-in-x-3-25-in-High-Point-Copper-Unlit-Plastic-Pine-Deck-Post-Cap/3185309>



Spring Is Here

Improve your curb appeal with a new mailbox!

\$485*

Includes Removal & Installation

(*\$425 For Just Mailbox Delivered)

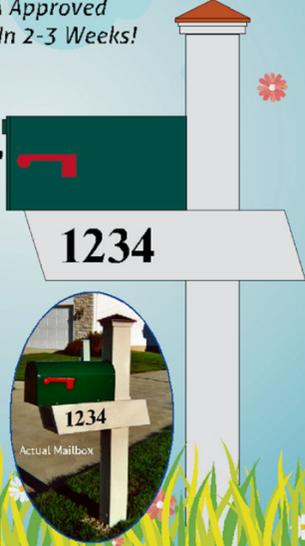
HOA Approved
Ready In 2-3 Weeks!

Contact **Jerry Keller**
for more information.
216-337-2201
jerryasignabove@yahoo.com

asa
a sign above
8982 Dutton Drive
Twinsburg, Ohio 44087
Phone: (330) 425-7832

Find Us On The Web At:
a-sign-above.com

 Like Us On Facebook



Actual Mailbox