



# EMERALD LAKES HOMEOWNERS' ASSOCIATION

3593 Medina Road, #182 • Medina, Ohio 44256

**JULY 2024  
NEWSLETTER**

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## BLOCK PARTY

Thank you to everyone who participated in the survey! Unfortunately, we will not be having a block party this year. Please keep a look-out on the newsletter for one planned in the spring.

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## 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.**

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## 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](http://www.emeraldakes.org). Questions, comments, or concerns should be directed to [board@emeraldakes.org](mailto:board@emeraldakes.org).

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## LAKES AND TRAILS UPDATE

### EMERALD LAKES DRIVE AND ROUTE 162 GARDEN ENTRANCE WORK

- The gardens will be weeded bi-weekly when the grass is mowed.
- Landscaping is planned for the fall.



### **MAIN LAKE - WOOD SIDE OF THE DAM SLOPE - WEED KILLING**

- ODNR requires upon visual inspection of the dam so we are able to assess the integrity of the slope. The current weeds prohibit that visual inspection.
- Grass is going to be planted on the woods side of the dam slope in the fall.
- Before the grass can be planted, the lawn maintenance crew will be starting to kill the weeds. They will be laying down fabric that will block the sun not only killing the weed foliage but also the roots. They will be starting on one side of the slope and then move the tarps onto the remaining weedy areas over the next several weeks.
- Please inform your family and friends to stay off the tarps and not move them.
- We will be posting temporary signage as reminders.
- ODNR Dam Safety Enforcement information can be found on using this link.  
<https://ohiodnr.gov/rules-and-regulations/rules-for-landowners/dam-safety>

### **ALGAE MANAGEMENT**

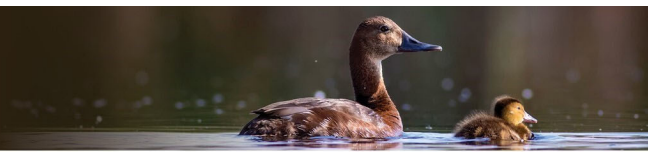
- When the lake management team is spraying the lake for algae, they may ask you to move away from the spray area for about 10 minutes so that the chemicals can be sprayed and settled.
- We have been informed that people in the spray area that have been asked to step aside, refuse to move. This means 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.

### **DOGGIE POOP BAGS ON THE TRAILS**

- To address the concerns of much doggie poop on the trails, Doggie Poop Bag Boxes were installed in May for owners to bag and carry their doggie poop home.
- We are now finding poop filled bags on the trails and stuffed inside the doggie poop bag boxes.
- Did you know that your dog can carry their own poop home for you right on their leash? Well, they can.
- For those folks leaving the poop on the trails, consider purchasing a doggie poop bag holder. The following products are examples of products available for you to purchase:



Amazon - <https://a.co/d/02aYkBk>



Chewy - <https://www.chewy.com/dumper-cables-dog-waste-bag-holder-2/dp/298608>

### **FALLEN TREES AND DEBRIS ON THE TRAILS**

- Just a reminder that 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

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### **LAKES AND TRAILS USAGE**

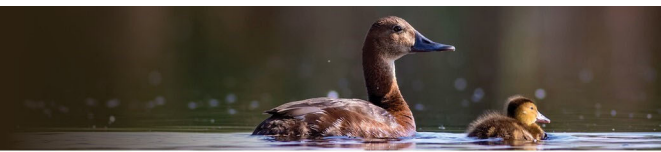
Our bylaws indicate that only Emerald Lakes residents and guests who accompany them are permitted to use our lakes and trails. Windsor Park and Turnberry have their own homeowner associations and are not a part of Emerald Lakes. Because the cost to maintain our lakes and trail is well in excess of \$30,000 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!



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### **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.

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### **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](#).

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### **DO YOU HAVE A NEW NEIGHBOR?**

Let them know they can send their contact information to [board@emerald lakes.org](mailto:board@emerald lakes.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://emeraldlakes.org/index.html>

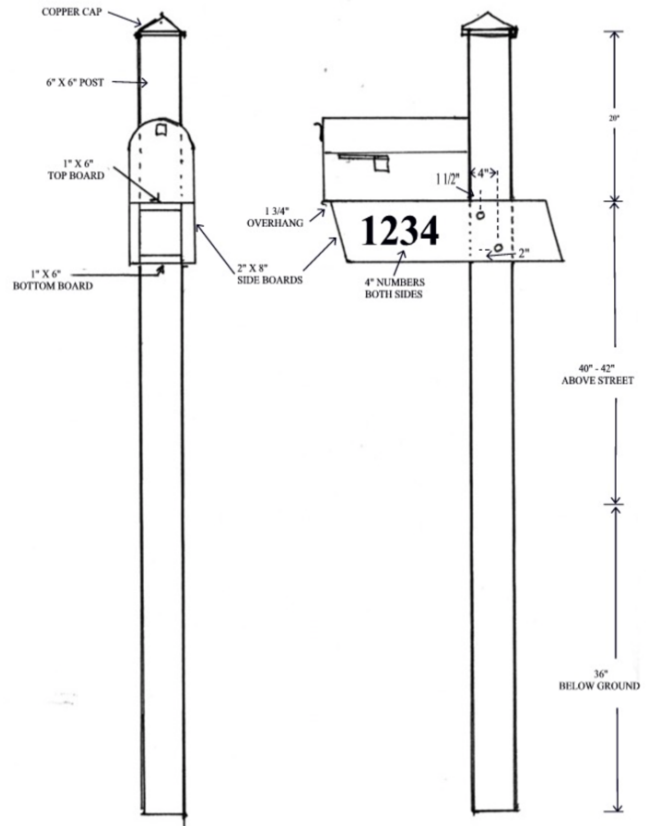
These HOA covenants were established to maintain a consistent and pleasing appearance of our neighborhood which ultimately enhances our home values and aligns with the governance of Montville Township Planning & Zoning Resolutions.

<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://emeraldlakes.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](mailto: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](mailto: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](http://a-sign-above.com)

 Like Us On Facebook



  
Actual Mailbox

**EMERALD LAKES HOMEOWNERS' ASSOCIATION  
ARCHITECTURAL REVIEW APPLICATION**

WHEN DO YOU FILE A DESIGN / ALTERATION REVIEW APPLICATION?

All homeowners' in Emerald Lakes must submit an application form for any addition or change to the exterior of their building or external structures (deck/patio, fences, sheds, pools, play equipment, etc). In addition, pursuant the Declaration's Lake Lot Restrictions, Lake Lot owners' must obtain prior approval for changes or landscaping of the backyards. If in doubt about your particular project, contact Brian Baddorf, Chairman of the Architectural Review Committee. Phone: 440-804-4378

WHAT IS THE OBJECT OF THIS FORM?

The object of requiring a homeowner to file an improvement application with the Board is two-fold:

1. To ensure that your planned improvement conforms to the Association's Declaration, enhances the beauty of the Community, maintains the architectural harmony of the Community and in no way inconveniences your fellow homeowners.
2. To enable the Association to determine what information and assistance it can give in order to expedite completion of your planned improvement.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Owner: \_\_\_\_ Renter \_\_\_\_

Type & Nature of Requested Improvement: \_\_\_\_\_  
\_\_\_\_\_

Color: \_\_\_\_\_ Dimensions: \_\_\_\_\_ Location: \_\_\_\_\_

A **SCALE** drawing of all improvements must be submitted and attached to the application to show the exact location and dimensions.

I understand the rules concerning the proposed improvement. This improvement in no way encroaches on a neighbor's property or common ground. I agree to abide by the rules established by the Association and will be solely liable for any upkeep required by the addition of this improvement. I further agree to obtain all licenses and/or building permits and to meet all legal requirements for building codes.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

------(FOR ASSOCIATION USE ONLY)-----

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_ Date

Approved: \_\_\_\_\_ Date Disapproved: \_\_\_\_\_

Letter Sent: \_\_\_\_\_ Special Details or provisions for approval:

Abutters advised (if necessary) .....  YES  NO

Return this completed form and all attachments to:  
Greg Terrell 3524 Emerald Lakes Drive  
Chairman of the Architectural Review Committee.

Revised: 2/15/2024