MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

144 North Broadway Street • Suite 113 • Medina, Ohio 44256
Phone: 330-722-9293 • **Toll Free:** 844-722-3800
Website: medinaco.org/planning

MEDINA COUNTY PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, FEBRUARY 5, 2025, 6:30 P.M.

Guests:
Stephen Crawford, Crawford Law LLC
Devin Daugherty, Pulte Homes LLC
Jason Fischbach, Valore Properties
Lisa Imbrigiotta, Homeowner
Mary Jo Imbrigiotta
Paul Jeffers, Montville Township Planning and Zoning
Nils Johnson, Cunningham and Associates
Nathan Kott, Medina County Prosecutor's Office
Jeremy Krahe, Pulte Homes LLC
Mike Lyons, Medina County Prosecutor's Office
Nate Wilson, Pulte Homes LLC

MCDPS Staff:
Cheryl Heinly, Administrative Assistant
Jeffrey Kassouf, Planner
Denise Testa, Director

Board President Jeff Brandon called the meeting to order at 6:30 p.m.

I. ROLL CALL

MCPC Members:
Jeff Brandon
David Gilson
Steve Hambley
Chuck Johnson
Pat Ryan
Chet Simmons
Tom Stugmyer
James Uranker

MCPC Alternates:
Cindy Engleman (alternate for Colleen Swedyk)
Tom James (alternate for Aaron Harrison)

II. MINUTES

Board President Brandon asked if there were any questions or comments on the January 8, 2025 minutes, there were none.

Board Member Stugmyer moved to approve the January 8, 2025 minutes as written. Board Member Hambley seconded the motion. All other members voted AYE and the motion was approved.

III. CORRESPONDENCE

There were no items for Correspondence.

IV. CONSENT CALENDAR

There were no items on Consent Calendar.

V. OLD BUSINESS

There were no items on Old Business.

VI. NEW BUSINESS

* Board President Brandon and Board Member Ryan abstained from the following agenda item because they are both from Montville Township, 6:34 p.m.

a. **Hawks Ridge**, Variance and Preliminary Plan, Montville Township, 001-2026 V-PP

Ms. Testa presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions for the Variance Request.

Jeremy Krahe, Pulte Homes said there was a gas line along Harrier Drive with wetlands and riparian setbacks. He said density shifts are relative with zoning districts, and he will submit the NOI to the EPA for each of the 5 phases separately.

Paul Jeffers, Montville Township, had nothing to add at this time.

Board Member Hambley moved to approve the staff recommendation of Approval for Hawks Ridge Variance Request. Board Member James seconded the motion. Board President Brandon and Board Member Ryan abstained. All other members voted AYE and the motion was approved.

Board President Brandon asked if there were any comments or questions for the Preliminary Plan.

Director Testa passed around an addendum from the County Engineer's office.

Board Member Hambley commented regarding Pat Patton's (Medina City) desire and need for a traffic impact study. He agreed with the city's concern and the need for an additional north entrance. Jeremy Krahe, Pulte Homes, answered that they completed and submitted a traffic study to ODOT which has 30 days to review. They provided a copy to Andy Conrad and Pat Patton. He added that many of the intersections operate at a grade A at a full build, but this still needs approval by ODOT. He anticipated a right turn in, right turn out and signal adjustments on Wedgewood Road (SR 162).

Board Member Simmons said that Pat Patton, City Engineer, had received the study and needs time to look over prior to the Final Plat.

Paul Jeffers, Montville Township Zoning, said the BZA discussed density, setback variances, and wetlands. The requests were approved to the 255 homes.

Board Member James asked about the temporary cul-de-sac to the east and if there would be development in the future. Mr. Krahe said the 1,000 feet on SR 3 is zoned commercial, and part of the reason it has not been developed is because of sewer access and rooftops to support commercial growth. He said the County Engineer did not want islands in the cul-de-sacs but the township service director prefers them for ease of plowing. He added the "T" (to the west) will be changed to a temporary cul-de-sac per the request of the township.

Board President questioned a potential roundabout on SR 3 and SR 162. Mr. Krahe answered that it might not be necessary, but it has been in discussions for a long time.

Board Member Stugmyer moved to approve the staff recommendation of Approval with Modifications for Hawks Ridge Preliminary Plan. Board Member Engleman seconded the motion. Board President Brandon and Board Member Ryan abstained. All other members voted AYE and the motion was approved.

Jeremy Krahe said having the opportunity to have the Concept Plan and meeting with all the departments really helped improve the plan and he thanked the Planning staff.

b. **Harrisville Township Text Amendment**, 004-2025 TA

Mr. Kassouf presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions.

Board Member James asked about Section 901A and why not just reference lot numbers rather than owners.

Board Member Hambley asked for clarification regarding accessory buildings being 15' from principal structure. Tom Guggenbiller, zoning inspector, said that was correct, sheds cannot be closer than 15 feet. Amish and other township residents connect buildings not to code which brings them out of compliance (which is the reason for the 15' setback).

Board Member Ryan asked if there was a definition for "common access drive." Mr. Kassouf answered no and now they are defining "private streets." Mr. Guggenbiller said the township is working on this and needs access for safety equipment. He said that "access road" or "access driveway" and will adjust as needed, but he did agree with other recommendations.

Board Member James moved to approve the staff recommendation of Approval with Modifications for the Harrisville Township Text Amendment. Board Member Ryan seconded the motion. All members voted AYE and the motion was approved.

* Board President Brandon and Board Member Ryan abstained from the following agenda item because they are both from Montville Township, 7:08 p.m.

c. **Hillsong Phase 1**, Replat, Montville Township, 002-2025 FP

Ms. Testa presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions.

Director Testa explained that the main difference from the August Replat is on page tow. All eight residents who are currently on Woodford were required to sign the first replat. Now the applicant has resubmitted a revised replat and proposed the HOA president of Woodford Commons sign the plat on behalf of those eight residents.

Mike Lyons, Medina County Prosecutor's office, explained that the Board approved the Replat prior and when it was received by the Tax Map office, they objected to the Replat on the basis of the new area being subdivided had a new name and the replat should not have a different name. He said they then looked at the section of the code to see if the replat "adversely affects" existing property owners. If so, the applicant would have to obtain their approval with signatures from all existing owners.

Discussion regarding "paper road" configuration altering slightly and curving upward. Mr. Lyons stated that the new subdivision name is Hillsong, but this area used to have two separate, original subdivisions (Woodford Commons and Interstate). But since the state did away with "vacations," we are using the replat process instead.

Mr. Lyons stated that since not all the owners signed the original Replat approved by the Planning Commission in August, this requirement is based on the assumption there is an impact to the existing property owners. In the absence of this Board considering that issue, there was no way for anyone to move forward, that is part of the Board's consideration when they approve a replat. He said the replat is not different, but this issue has been raised, and it is the job of this Board to make the determination as to whether the existing property owners are adversely affected by the replat. He felt the issue before the Board at this point was whether this replat adversely affects those property owners in such a way that would prevent the replat moving forward with this phase two of this subdivision.

Board Member Ryan said section 711 refers to "lots" and these are "footprints." Mr. Lyons did not feel it would save this from the application of this section as they are still homeowners. For the purposes of that section, these are lots.

Board Member Gilson asked if they are in an existing HOA and if it was the same as the existing "new subdivision?" Director Testa answered that it is not the same as the HOA that is being proposed as Hillsong. Mr. Gilson questioned if the fees change. Ms. Testa said she did not know.

Tony Valore, applicant, said the existing HOA takes care of the eight properties and they (homeowners) do not own the surrounding land or the street fronting the properties. He said they are taking Woodford Blvd off their maintenance responsibility and trying to clean it all up.

Board President Brandon asked if the HOA would maintain the private roads. Mr. Valore said yes it would be included with the whole subdivision.

Board Member James asked if the main drive, Woodford Blvd, will be taken care of by the bigger association, but the remaining association will take care of the shorter streets. Mr. Valore said that was correct. Mr. James said economically in terms of getting people to take care of snow plowing, etc., the smaller area, with less people means higher cost [with HOA fees and maintenance]. The Woodford Commons owners will be paying more, and he asked why they are not being absorbed into the bigger HOA. Mr. Valore said they are single-family lots in the larger subdivision, and the homes in Woodford are clusters. Mr. James said the bigger subdivisions will only maintain drainage and open space. Mr. Valore said yes.

Board Member James wondered if the property was originally purchased, were the homeowners under the impression that it would be one HOA. Mr. Valore did not know the answer. Paul Jeffers said this was intended to be Woodford Commons from Gateway Drive all the way to Montville Drive with both access points. Elevation

prevented development as well as the 2005-07 recession made cost prohibitive. Board Member James asked if the streets would be private even though they are single family homes. Mr. Jeffers answered yes, the whole subdivision will be private streets based on the plans presented and shown.

Lisa Imbrigiotta, resident since 2004 of Woodford Commons, said it was her understanding when the development was 90% complete the common area would go to the Woodford residents but that did not happen. She said the eight homeowners in Woodford were left with their own HOA to "fend for themselves." She read from a handout that was given to the Board members before the meeting (see attached).

Ms. Imbrigiotta repeatedly stated, "taking away common land." Director Testa asked her to explain what she meant as she only owned the structure. Ms. Imbrigiotta said the strip of land where they take their dogs is their common land, a 1/8th ownership. Ms. Testa explained that the developer currently owns that land, and an "interest" is a different kind of ownership, one that they have discussed at length. Ms. Imbrigiotta continued reading from her handout.

Ms. Imbrigiotta and Mr. Valore engaged in discussions regarding the storm drain in front of house and she continued to read from her handout. Director Testa verified that Dan Wilhoite did know about these issues.

Steve Crawford, attorney for Hillsong subdivision, stated the eight homeowners do not own the property, but Mr. Valore will deed it to them. He said the only change between the paper road and the other road is the deviation coming down (pointing to the map). He said the question to the Board is if that has an injurious affect on those eight homeowners so they would have to sign the plat. Mr. Crawford said there are three different instruments, one is the plat, two is the easement, and the third is conveying the property to the homeowners. The discussion regarding the HOA is not relevant to the approval of the plat. Numerous discussions ensued.

Board Member Hambley asked Mr. Lyons if, (reading from ORC 711.24), "No such change shall be made if it injuriously affects any lots on the streets or alleys, or within the plat so changed, unless all the owners of the lots so affected are parties joining in making the change, or such owners give their consent in writing on the new plat, which is recorded therewith". It seemed to Board Member Hambley that it was up to the Board to make the decision for the existing homeowners if this is injurious. He asked if it was up to the Board to make that judgement. Mr. Lyons answered yes. Mr. Hambley stated that the statue does not say most, it says all. Mr. Lyons agreed.

Board Member Gilson was not sure if the HOA president alone would have the authority to sign for all eight homeowners on the plat. Mr. Crawford felt it was a concession from Mr. Valore. Discussions ensued.

Board Member Hambley understood in the executive summary in August 2024 the Planning Commission approved with modifications the Replat contingent including the eight signatures of the existing homeowners. Now they want us to revisit that and

all it will require is the HOA president signature. He felt the original judgement in August 2024 was the correct one.

Mr. Valore said his full intent was just trying to do the best he can. He added that the homeowners have a longstanding dispute with the HOA which has nothing to do with him. He had no issue taking care of the whole association and "running the whole thing." Discussion ensued between Ms. Imbrigiotta and Mr. Valore.

Paul Jeffers, Montville Township, stated when it went "belly up," the plans are only good for so long and become null and void, and the subdivision becomes one on its own (8 unit subdivision). At that point in time there was no developer and no plan. When Mr. Valore brought his plan in it was not looked at as a Woodford Commons extension, it is a new subdivision. Typically, many subdivisions have a "minor" subdivision with cluster homes and their own HOA which then are part of a master subdivision. He said the master subdivision takes on the brunt of the costs like plowing drives or mowing. Mr. Jeffers felt the HOA is dysfunctional and that makes it difficult for the homeowners to enforce the rules, but that is not a township or county situation. There is an existing road owned by the developer and used by the existing homeowners with the open space and no reason to cross the road for the dogs to use [Block C].

Board Member Hambley said if the Board takes no action this revert back to the approval of the August 2024 determination.

Mike Lyons said this was brought back for the Board to consider the question of whether the decision made in August included the signatures determines that there was adverse impact. He said this is a request for reconsideration of that determination. This is not a question whether the president of the HOA could sign for everyone, it really is reconsidering the fundamental question as to whether the property owners are adversely affected. He focused on are property owners "adversely" affected ("injuriously") by the difference between the original subdivisions and the new Hillsong subdivision does the replat injuriously affect the property owners.

Mr. Lyons noted the realignment of the road is the only change in the plat and the ROW is owned by the developer, Mr. Valore. He said the notion of 1/8th ownership by the current homeowners is irrelevant. Board Member Hambley was more inclined to make a motion to table the replat and revert back to the motion that was made in August 2024.

Director Testa said the Planning Commission can approve, approve with modifications, or disapprove. It is the applicant's decision to table the plan. Board Member Hambley said it was already decided, and this is a reconsideration. The question is can they table a reconsideration of a prior decision? Numerous discussions ensued.

Mike Lyons stated that this could be conveyed without a replat. The original intent was that it would deed over to the current HOA and could happen independent of these

negotiations. He said an explicit easement over the road could be granted without the approval of the new subdivision, but that is not likely to happen without a resolution to the issues. He felt it was important for the Board to determine what the adverse impact would be because the decision of the Board is subject to appeal. He was not sure the Board articulated the nature of the adverse impact when it was determined to require the signatures at the August (2024) meeting. Mr. Lyons said the Board should determine what that adverse impact is as part of its determination.

Board President left this up to Mr. Valore to table or go forward. Mr. Valore explained this has been an awful challenge and gone on for seventeen years. He felt the Board was holding this up for one signature. Discussions ensued.

Board Member Engleman asked if the HOA president could sign on behalf of the eight homeowners. That is what she sees as the question this evening because the Board had decided in August 2024, and she felt this is what they are looking at. Mike Lyons said no, the Board is looking at a reconsideration of the decision to require the signatures and that has to do with whether there is an adverse impact. Director Testa said the new application has the HOA president signing page two, unless there is a modification from the Board in the motion. Mr. Lyons said it would depend on what is determined the "harm" is.

Board President Brandon told Mr. Valore he would like to take care of business this evening. Discussions ensued between Mr. Valore and Ms. Imbrigiotta. Steve Crawford, attorney for Hillsong, stated that the easement has nothing to do with statute of the eight homeowners that would sign. Plat to sign is all about layout of road. Does the centerline revision of Woodford Blvd injuriously affect? He added that easements cannot be changed. Sam Suhail, engineer for Hillsong, said there has been no physical change to the street, on the Woodford Commons plat there is no change. He suggested removing page two and letting that be the approval with modifications. Discussions ensued. Mr. Suhail said everything would be taken care of by the master association. The sub association would take care of the land behind them because the master association would not be taking care of the land behind the other homes. This is the reason for a sub association, otherwise those other homeowners would unfairly assessed for taking care of Block B2. Mr. Crawford said what Mr. Suhail explained is already in all the documents.

Mike Lyons stated that the transfer of the open space around the eight units is not the result of this new subdivision. That was something that should have been done years ago and is not the result of the replat. Mr. Valore said they were just trying to clean that up. Board Member Ryan asked Mr. Lyons what his thoughts were. Mr. Lyons did not feel it mattered what he thought about it as these are remnant circumstances of a failed earlier subdivision. He said the replat does not create the open space issue surrounding the units or the drainage basin. Board Member Ryan was trying to get around the big HOA and sub-HOA. Mike Lyons said the problem with that is the paperwork would have to be written up and all the parties agree to that to know that it would work. Would the other owners, besides who are present this evening, agree to that? If it is going to be a sub-HOA in some complex relationship with the major

HOA, it has to be written up and clarified, but that does not exist at this moment and has to be negotiated. Mr. Lyons came back to what way the replat adversely impacts on the current property owners. By finding they are adversely affected that comes into play all this inter relationship of the HOA and it forces a negotiation that does not have an apparent resolution. Discussions ensued.

Mr. Suhail asked if there would be signatures required on page two. Director Testa agreed and said there are three portions to the motion, the major/minor, the no HOA president, and to rescind the approval with modifications motion from August 2024. Steve Crawford wanted to add no adverse impact with the replat. Ms. Testa said that it was up to the Board and would add a forth item to the motion. Board Member Hambley stated his question of the motion and to add the finding of the Commission that there is no injurious affect of the replat and any of the lots. Ms. Testa added another modification that all three streets including Woodford, Coventry Park Lane, and Wexford Court will be owned and maintained by the developer.

Board Member Engleman moved to approve the staff recommendation of Approval with Modifications for the Hillsong Phase 1 Replat with these modifications:

1. *The Woodford Commons HOA will become a minor HOA within the master HOA of Hillsong.*
2. *The Woodford Commons HOA President is not required to sign the Replat.*
3. *The access easement will be modified to clarify that Coventry Park Lane and Wexford Court will be maintained by the master Hillsong HOA.*
4. *The drainage basin located on Block B2 will be maintained by the master Hillsong HOA.*
5. *The Planning Commission recognizes there are no adverse impacts of the Woodford Commons residents because of this Replat.*
6. *The Planning Commission rescinds the August 2024 Approval with Modifications of the Hillsong Replat.*

Board Member Gilson seconded the motion.

Board Member Hambley said he would be voting in opposition to this and believed they had had enough information to indicate that there is most probably injurious effect upon some of the property owners. He did have questions that what if the remaining owners that are not in attendance this evening, are part of the Woodford HOA and don't want to be, and don't agree with it. He felt the simplest solution was to get all the signatures as there was enough discussion here this evening, so Mr. Hambley is in opposition because he believed it was injurious, and the statute is clear and it has to be applied accordingly.

Roll Call vote was taken. Board Members Gilson, Simmons, Johnson, Uranker, James and Engleman voted AYE. Board Member Hambley voted NAY stating he felt there was enough discussion and the remaining individuals do not agree. He said the statute is clear. Board President Brandon and Board Member Ryan abstained. All other members voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Director Testa said she had nothing to report this evening.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There were no items on Other Business.

X. ADJOURNMENT

There being no further business to discuss, Chairman Brandon adjourned the meeting at 9:14 p.m.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant

Attachments: Addendum to Harrisville Township staff report
Addendum to Hawks Ridge staff report
Lisa Imbrigiotta handouts

App. No. 004-2025 TA

Zoning Text Amendments

Harrisville Township

Meeting:	February 5, 2025	
Applicant:	Harrisville Township	
Hearing:	November 27, 2024	
Amendments:	Section 9	Industrial District I-1
	Section 10	Restricted Light Industrial (I-2)
	Section 11	Supplemental Regulations
	Section 20	Definitions
Reviewer:	Jeff Kassouf	

ADDENDUM

Tom Guggenbiller, Zoning Inspector, submitted an additional comment for Planning Commission consideration as seen below. Additional information has also been provided by Tom James and the Department of Planning Services (DPS) staff. Township amendments are shown in **red**, new text is **underlined**, and deleted text is shown in ~~**strikeout**~~ included in the original staff report. Highlighted text is related to the additional comments included in this addendum.

Tom Guggenbiller, Zoning Inspector

There was an error at Section 1101(6); trash receptacles were stated to be an accessory structure which is incorrect. They likewise must conform to the provisions of Section 1101 for setbacks.

1101 ACCESSORY BUILDING OR STRUCTURE

An accessory building or structure shall be subject to the following requirements:

6. A trash receptacle container (dumpster) or trash or recyclables compactor in districts B-1,2,3,4, I-1 and I-2, or a type 2 Home Occupation Use in R1 is ***not*** an accessory structure ~~***that shall***~~ ***but must*** conform to the provisions of this section ***for setbacks*** and shall be screened on all sides with a solid material.

Tom James
Medina County Planning Commission

The Harrisville Township Zoning Text Amendment should be corrected regarding the ownership of parcel 013-14D-20-013. That parcel is owned by Medina County Park District. There should be no reference to Medina County Commissioners.

901 (A) OVERLAY AREA ESTABLISHED

The following parcels in existence on the date of adoption of this Section of the Zoning Resolution comprise this overlay district: 013-14D-15008, 013-14D-14014, 013-14D-14001, 013-14D-14024, 013-14D-14023, 013-14D-14013, 013-14D-14001.

This area is bordered on the East by parcel 013-14D-20013 Medina County Commissioners / Park District (as this parcel exists on the date of adoption of this

Section), and the border of Westfield Township; on the west by Seville and Jamison Road; on the South and West by Wheeling and Lake Erie Railroad; and on the North by parcels 013-14D-09006, 013-14D-09007, and 013-14D-0418.

Additional DPS Staff Comment

Staff added the Township hearing date on page 1.

Variance & Preliminary Plan

Hawks Ridge Subdivision

Montville Township

Meeting:	February 5, 2025	**Sublots:**	255
App. No.:	002-2025 PP-V	**Zoning:**	R-2 Single Family Residential PRD - Controlled Density Planned Residential
Owners:	Crum Family Ltd. Ultra Development Inc.		
Engineer:	Bohning & Associates	**Utilities:**	Central Water & Sewer
Parcels:	030-11A-10-002/003/005 030-11A-15-030	**School Dist.:**	Medina City
		Reviewer:	Denise Testa
Site Area:	163 acres		

ADDENDUM

The site is located on the north side of Wedgewood Road (SR 162) and west of Wooster Pike (SR 3). The proposal for the 163-acre site includes 255 sublots with 87 acres of open space on public streets served by central water and sanitary sewer to be completed in 5 phases.

Dave Puch
Medina County Engineer's Office
dpuch@medinaco.org
330.723.9555

I feel the following modification may be more concise to our intent:

1. *Prior to submission of the construction drawings for engineering review, the developer should furnish gas company approval to relocate the existing gas line(s) that run under the proposed subdivision streets. In lieu of relocation, the developer may furnish a letter of permission from the corresponding gas company which should accept the proposed crossing and road section without modification from the county standard. Engineering review shall not commence until one of the above options has been executed by the developer.*

COVER PAGE

Woodford Commons HOA and Valore/ Hillsong HOA - Feb 5, 2025

NOTE: The Blue Highlighted text is a repeat of the Yellow Highlighted text.

Dear County and Township Officials,
Please note that the Woodford Commons HOA President is operating under an expired Term:

- Our Bylaws state that an HOA Officer must be elected by the Board, "annually".
  - We do not have a Board.
  - We do not have annual Meetings or Elections.
  - I have asked to be on the Board several times, and I am ignored each time.
  - Our HOA President and Secretary have been in office for at least 10 years, with NO Annual Elections.
  - They will not show me the Bank Records either. I have asked several times and get ignored.
- All of this goes against our Bylaws.
- **So, I am asking that you please not accept Lee Stuchal's signature alone, since he is not a legitimately elected HOA President.**

Our tiny HOA cannot afford the Terms of this Replat. Monetary woes are definitely "injurious". We need to either be part of Hillsong HOA or enact the following Terms as part of the Easement:

- Valore and Hillsong HOA will install a "No Parking,Violators will be towed at Owner's Expense" sign at the Dead End of Coventry Park Lane.
  - Valore and Hillsong HOA will follow through by contacting and hiring a Towing Company when they get a report that someone is parked there.
- Valore and Hillsong HOA will allow Visitor Parking on the section of Woodford Blvd that runs perpendicular to Coventry Park Lane and Wexford Ct.
- Valore and Hillsong HOA will maintain, repair and snow plow Coventry Park Lane and Wexford Ct.
- Valore and Hillsong HOA will retain Title to Coventry Park Lane and Wexford Ct for at least 20 years.
- Valore and Hillsong HOA will maintain, repair and replace when necessary, the Drain Basin that resides in front of 5355 Coventry Park Lane.
  - This includes any digging and repairs to unclog the small pipe at the bottom of the Basin.
- The Green Strip along Woodford Blvd will remain as is, and allow Woodford Commons Homeowners to take their Dogs there to do their business.

Here are the reasons why Valore's Replat would be "injurious" to Woodford Commons HOA:

- **Our tiny HOA of 8 Homeowners cannot afford the terms of the Replat.**
  - We were supposed to be a development of 267 homes with a professional HOA, not 8 homes.
  - So, we cannot afford maintenance and repair of:
    - Coventry Park Lane
    - Wexford Ct
    - the Drain Basin in front of 5355 Coventry Park Lane.
  - **Since Valore and Hillsong HOA own Coventry Park Lane and Wexford Ct., Valore and Hillsong HOA should also maintain, repair and snow plow Coventry Park Lane and Wexford Ct.**
    - **Since Valore and Hillsong HOA own the Ravine that feeds to the Drain Basin in front of Coventry Park Lane, Valore and Hillsong HOA should maintain, repair and replace said Basin when necessary.**
      - **This includes any digging and repairs to unclog the small pipe at the bottom of the Basin.**
  - By not having these expenses, the Woodford Commons Homeowners would be able to afford the other terms of the Replat, because this will result in a lower HOA fee for the Woodford Commons Homeowners.
    - This would offset the fact that we are losing our Interest in the Common Areas.
- **Valore has proposed granting us an Easement to these Areas. But, his Easement:**
  - states that he can terminate it at any time.
    - So, how are we protected from that? It does not clearly say that it requires signature of both parties.
  - states that he can build whatever he wants on those areas, which means he could:
    - put up No Parking Signs on Woodford Blvd.
      - Woodford Blvd is the only Visitor Parking Area that does not block my Right of Way in front of my home.
      - Currently, Woodford HOA Residents and their Visitor are parking in front of my Home, at the Dead End, and blocking my Right of Way when I or my Visitors try to back out of my Drive (I do not have a Car's Length Distance to back out). Jeopardizing my safety and Emergency Exit is clearly injurious to me.
      - **So, since the Replat shows that Hillsong HOA would own Coventry Park Lane and Woodford Blvd:**
        - **Valore and Hillsong should allow parking on Woodford Blvd.**
        - **Valore and Hillsong should also install a NO Parking Sign in front of my Home, at the Dead End, thereby clearing my Right of Way obstruction.**
    - build a Parking Lot.
      - So, the Green Strip along Woodford Blvd would no longer have grass for us and our dogs.
      - **So, the Green Strip along Woodford Blvd should remain as is, and Woodford Commons Homeowners should be allowed to take their Dogs there to do their business.**
  - does not even say that the Green Strip is included.
  - states that our Woodford Commons HOA is responsible for the maintenance and repairs of Coventry Park Lane and Wexford Ct.
    - WE CANNOT AFFORD THAT AMOUNT OF UPKEEP AND REPAIR. We are only a tiny HOA of 8 Homeowners.
    - **So, as mentioned above: If Coventry Park Lane and Wexford Ct are part of HIllsong, then Hillsong should be responsible for the maintenance, repair and snow plowing of those 2 Roads.**
    - Note: This would be another reason why we need to be governed by a large, professional HOA that can afford to maintain and repair Roads.
  - does not say that the Dogs are allowed to do their business there.

        - This would limit our Dogs to urinating and deficating on our small pieces of land surrounding our homes.
        - The grass around our homes is already yellow and/or dead, due to the dogs urinating in the same small space 3 times a day.
        - Lee Stuchal sent out a fraudulent letter (there was no vote), allowing us to choose between letting our Dogs urinate and deficate on the side area surrounding our home, or to take our dogs to the Green Strip.
            - I objected to the letter saying that they should not be allowed to do their business on the side area surrounding our home. They are killing our grass. I was ignored.
            - NOTE: This is another reason why we need to be governed by a large, professional HOA that protects its Members against nuisance animals.

- **Valore wants to Deed us over the small pieces of land surrounding our homes. But that would be injurious to us because:**
    - This Common Land surrounding our homes houses that large Drain Basin that Valore has clogged in the past. In April of 2024, Dan Wilhoite told Valore to clean out the blockage, but Valore did not do so.
        - Consequently, Dan Wilhoite had to send out a girl from his office to hand dig the Blockage.
            - Then finally, at the Oct 1, 2024 meeting with Valore, he told us that he would unblock our Drain Basin, but that it would only be a 1-time fix. He said that the Hillsong HOA will maintain the Ravine when they are deeded over the parcel that the Ravine sits on.
                - But then, what about when their Ravine silt clogs our Drain Basin again?
        - Dan Wilhoite told me that whoever owns that Common Land around our 8 homes, owns the Drain Basin.
            - And that Owner will be responsible for the upkeep of that Drain and its replacement, if necessary. He said that if Valore blocks it, and our HOA owns it, then we would have to prove that he blocked it by taking pics before and after, and then getting an Attorney to make him fix the blocked Drain Basin that we own.
        - Our tiny HOA cannot afford an Attorney. Lee Stuchal told us so, at our first meeting with Valore, back in October 1, 2024.
        - **So,as the Replat stands now, we cannot afford to own the Common Land surrounding our homes, unless Valore and Hillsong HOA maintain, repair and replace when necessary, that Drain Basin in front of 5355 Coventry Park Lane.**
            - **This includes any digging and repairs to unclog the small pipe at the bottom of the Basin.**
            - **This would save Attorney fees and alleviate any confusion as to who caused any blockage and who is responsible for it.**
        - NOTE: This is yet another reason why we need to be a part of a large, professional HOA that owns both the Ravine that carries the water, and the Drain Basin that catches it.
    - And yes, I understand that it is customary for the Builder to Deed over the common land to the HOA once it is almost complete.
        - And this was also the case for us here at Woodford HOA.
        - But, remember, **we were supposed to be a development of 267 homes with a professional HOA,** not 8 homes with an HOA consisting of a continual termed President and Secretary, with NO:
            - Annual Meetings
            - Annual Elections
            - Board of Directors
            - Nominating Committee
            - Architectural Committee
        - NOTE: This is another reason why we need to be governed by a large, professional HOA that adheres to their Bylaws.

- **The Replat takes away the "Interest" that we currently hold in our Common Areas, namely Woodford Blvd, it's Green Strip of Land, Coventry Park Lane and Wexford Ct. Taking away these Common Areas would:**
  - **lower our Property Values**.
    - When I bought my home in 2004, I had a 1/8 "Interest" in our Common Areas.
    - Losing Interest in the above Areas leaves me with a 1/8 Interest in less real estate.
  - **leave us landlocked, to be at the mercy of an Easement that can be taken away or amended at any time.**
  - **Even Paul Jeffers questioned this Replat in his Staff Report on August 7, 2024:**
    - "Block C on the southeastern portion of the parcel, which includes 8 structures currently occupied, is not shown as part of the subdivision. Since these owners are to sign the Replat and accept the Covenants, Conditions, and Restrictions, **the structures should be included in the Hillsong Subdivision."**
  - **However, this can all be alleviated if Valore and Hillsong HOA will enact the highlighted Terms that I have asked for on the Cover Page.**

Another Option would be the following:

- **Draw up a new Plat that includes us in Hillsong HOA**, along with an Addendum that states:
  - The 8 Homeowners from Woodford HOA will be grandfathered in to the Hillsong Development, with NO origination fee.
  - We already paid for our dues when our roads were built 20 years ago.
  - Our HOA fee would be $800/year ($67month), which is the amount that Valore's secretary quoted at the Oct 1, 2024 meeting.
  - This fee would cover our:
    - Landscaping
    - Grass cutting
    - Snow Plowing of all the Roads, including Coventry Park Lane and Wexford Ct.
    - Garbage removal
  - Any increases in our HOA would be equal in percentage to any increase to the new Hillsong Homes' fees.
  - Valore and Hillsong HOA will install a "No Parking,Violators will be towed at Owner's Expense" sign at the Dead End of Coventry Park Lane.
    - Valore and Hillsong HOA will follow through by contacting and hiring a Towing Company when they get a report that someone is parked there.
  - Valore and Hillsong HOA will allow Visitor Parking on the section of Woodford Blvd that runs perpendicular to Coventry Park Lane and Wexford Ct.
  - Valore and Hillsong HOA will maintain, repair and snow plow Coventry Park Lane and Wexford Ct.
  - Valore and Hillsong HOA will retain Title to Coventry Park Lane and Wexford Ct for at least 20 years.
  - Valore and Hillsong HOA will maintain, repair and replace when necessary, the Drain Basin that resides in front of 5355 Coventry Park Lane.
    - This includes any digging and repairs to unclog the small pipe at the bottom of the Basin.
  - The Green Strip along Woodford Blvd will remain as is, and allow Woodford Commons Homeowners to take their Dogs there to do their business.

Sincerely,
Lisa Imbrigiotta
440-570-7099