

Don't forget about the HOA Website: www.benjaminfarmhoa.org

Here you have 24/7 access to important community information, forms and Board Contact information.

HOA is also on Face book.

Keep abreast of the latest news and information on Face book become a fan Benjamin Farms Home Owners

Goals for 2010

- 1) Reduce costs on newsletters by using emails only.
 - 2) Party planned for the entire development.
 - 3) New ARC for quicker and easier submission.
 - 4) Newsletters to let everyone know what is going on.
 - 5) More informational Website.
 - 6) Testing and approval of new solar powered lamp posts.
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By-Laws we should all be aware of

Three areas of concern for this Spring & Summer Season:

1. Deed Restriction No. 13 restricts homeowners from parking boats, recreation vehicles and trailers in driveways or streets. We saw many violations last year. Please be aware & adhere to our by-laws.
2. Pools! There has been much debate over the use of temporary above-ground pools within our development. Our by-laws state that above ground pools are NOT PERMITTED, however they do not specifically address the large, temporary, blow-up pools seen in recent years. Therefore, we must follow city code which requires pools that are 300 square feet and/or a depth greater than 24 inches must be contained within a fence. The Board also advises that if a resident wishes to use a temporary pool, it cannot be up before May 1 and must be taken down by October 1; the resident must follow all city codes criteria; and is accountable for the safety of the pool and area.
3. For those planning outdoor projects, don't forget that the Architectural Review Committee (ARC) must approve ALL projects, whether or not the City requires a permit. This includes, but is not limited to:
basketball hoops, decks, fences, jungle gyms, patios, playhouses, sheds and in-ground pools.
Please contact the ARC for approval PRIOR to construction. Our by-laws dictate that the ARC must approve all structures and/or additions. Forms & Instructions are available on our website. If you have any questions, please contact the board by letter at: Benjamin Farm Homeowner's Association "ATTN: ARC" Post Office Box 1161, Brunswick, OH 44212. or via our website.
We now have an easy email submission form available on line to help speed up the process.
4. Gas lights out in our development. There have been several discussions in the past about how to handle this situation including raising the dues to cover the cost of maintenance of those home owners who do not maintain them, hiring an outside company etc etc. Some lamps no longer work due to gas line issues etc and fixing them can sky rocket into the thousands of dollars. We are in the process of testing a top now and if the op works out it will be the only lamp option to the gas lamp. In the mean time please if you can fix your gas lamps!



Benjamin Farm Homeowner's March 2010—Dues Notice

2010 Benjamin Farm Homeowners Fee in the amount of **\$145.00** is due no later than May 1st, 2010.

Please make your checks payable to: Benjamin Farm Homeowners Association and mail to:
Benjamin Farm Homeowners Association Post Office Box 1161 Brunswick, OH 44212

Please contact Treasurer, with any questions. Thank you!

Article XI of our by-laws states the following:

As more fully provided in the Declaration, each Member is obligated to pay the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve percent (12%) per annum, and the Association may bring an action at law against the Member personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Member may waiver or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his, her or its Lot.

Please detach this form at the dotted line and submit with your check or money order in the amount of **\$145.00**.

Please make sure that your payment is received no later than May 1st, 2010.

Record Owner: _____

Lot/Address: _____

Email Address Required _____

Payment Enclosed: \$ _____ Date: _____

To help keep our records current,
please provide any updates to your residential information with your payment.