

S P R I N G & S U M M E R 2 0 1 9

Welcome

Clearfork Hills Section 3 Home Owners Association



Summer Play

Now that the weather is warmer, please drive carefully! We have young kids in our neighborhood so we need to be aware while driving and follow the speed limit signs. As much as we would all like our kids to never go in the street after a ball or a family pet we know it can happen.

Clearfork Hills Section 3 HOA

Happy Spring Neighbors! As most of you know, you live in a neighborhood that has a Home Owners Association. The idea behind this is to help us keep our property values up and to live in a great neighborhood. For the past few years the HOA has not been overly active. Things needed taken care of and here we are. Part of the job of the HOA is to take care of the common areas we have in our neighborhood- this included mowing, tree removal and common area insurance.



Meet your new HOA board members



Ray Hoskins

My name is Ray Hoskins and I am the new Clearfork Hills Home Owners Association President. My wife Jenny and I have been living in the neighborhood with our four boys Mason, Hayden, Peyton and Damon since 2007. If you see us on a walk please feel free to stop us and have a chat. We look forward to meeting as many of you as we can this summer.

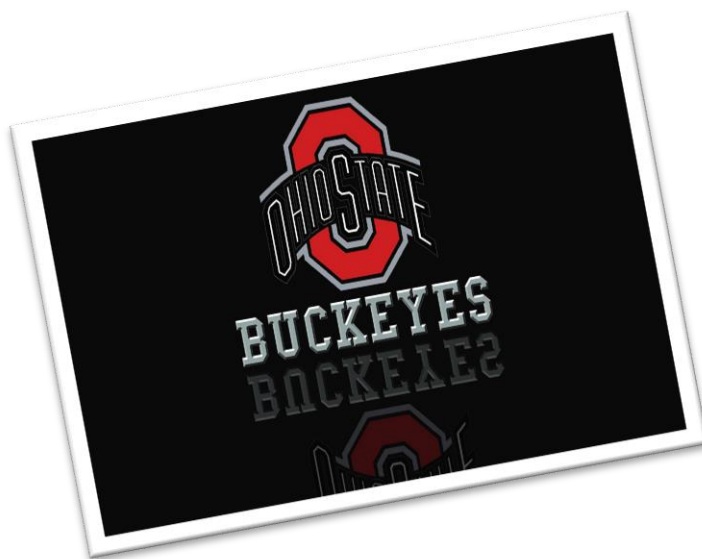
419-631-5415

New Board Members:

Cody Honse 419-295-8668

Robin Hamill 419-566-6962

Denis Mingallon



I am Denis the proud father of 3 kids. Two grown up and on their own. I got my Doctorate from OSU Columbus, where I have been a lecturer since 2013. I have lived in the same house in this neighborhood since December 23, 1993.

Happy to have met some great people here. Happy to welcome new neighbors. I enjoy finger picking jazz, ragtime, blues, country music... reading and writing. Go Bucks, the Cavs, the Indians and of course the Browns.

419-544-3122

Tyler Getz

Tyler Getz and his wife Katie have lived in the neighborhood for six and a half years. They live on Norfolk with their children; six year old daughter named Quinn, four year old son named Cooper and their two year old son named Xavier. Tyler and Katie are both Lexington graduates and are excited to have their children start in our Lexington school system. Tyler works for Getz Builders and is a commercial helicopter pilot. During the limited free time that Tyler has with small children, you can find him in the sky, on the golf course or hopefully planning the families next trip together!

419-544-7656



Joe Harwood

We're the Harwood's, at 54 Dartmouth Dr. We're new to the neighborhood in 2018. Joe has been in the Air National Guard for 12 years, serving 2 tours in Afghanistan and 1 tour in Africa. Jennifer is a hair stylist at Reflections Hair Salon. They have two children, Jason, 7 and June, 2, and one baby girl on the way! If you see our big black dog on your walks, that's Duke, he's 9 years old and all bark.

419-565-2428



Jamie Starkey

Hello, we are the Starkey Family. We have lived on Otterbein Dr. since the winter of 2012. We have been married for 6 years in June. We have an 18 year old son Chayse and a 4-year-old daughter, Harper and a newly adopted yellow lab Shiloh who loves to bark!

419-564-9469



Please contact any board member if you would like to be part of the board!

What do my HOA fees go towards?

If you are receiving this letter, you live in the Clearfork Hills III Homeowners Association. Like stated above, the benefit of being part of an HOA is that it helps keep homes in our neighborhood neat and tidy which keeps our property value up. Please remember that there are rules in place that need to be followed. A list of rules and covenants can be given at any time.

Below are the approximant costs:

Common area mowing- \$6500 Per year

Insurance = \$1000 per year

Taxes= \$850 Per year

Due to it being early in the season, we do not yet know what trees in the common areas need cleaned up- Tree maintenance and clean up in the common areas is a part of our dues and will be addressed. Please contact Ray with any common area tree concerns.

Yearly Dues are \$100 per home with an early-bird discount of \$80.

If you would like to pay ahead for 2 years, it would be \$145 to cover 2019 and 2020.

Contact Info:

The Clearfork Hills 3 HOA

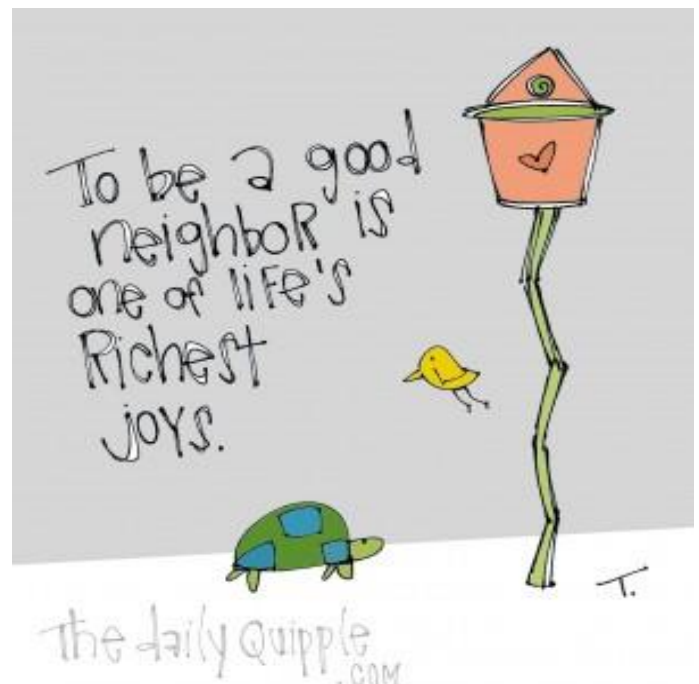
PO Box 3327

Lexington, Ohio 44904

Clearforkhills3hoa@gmail.com

Board meeting are held at this point on a monthly basis. We meet on the second Monday of the month at the Lexington Sr. Center. Anyone is welcome to attend. Our goal is to move to quarterly meetings once things are moving forward. We also plan to have a website where you can get updates and information.

Life can get hectic for all of us. If you are struggling to keep up with your property and could use a helping hand, we have a team that is willing to help their neighbors out! Please reach out to any board member if you need assistance.



Family Pets



With the warmer weather there are many new dogs out and about. Please be sure you clean up after your dog. It's not fun to clean up after other's pets- please be respectful to your neighbors while taking neighborhood walks.

Up coming Neighborhood Events:

July 19-20 2019- Neighborhood Garage Sale-clean out your garage and put a sign up in your yard!

July 27, 2019 1 PM in common area (one between Otterbein and Norfolk- Spoon Hill)- Neighborhood Cookout- Bring the family, get to know your neighbors and come enjoy a cookout- Bring your own drinks, table wear and a chair. Rain Date: Sat. Aug 3, 2019

Please detach below, complete and mail with payment to:
Clearfork Hills Section III Association
PO Box 3327
Lexington, Ohio 44904

HOA Dues Payment

Homeowners Name: _____

Homeowners Address: _____

Phone #: _____ Email Address: _____

Check below and include payment:

- _____ 2019 HOA Early Bird Dues- \$80.00 if paid before July 1, 2019
- _____ 2019 HOW Dues- \$100 if paid after July 1, 2019.
- _____ 2019 & 2020 2-Year HOA dues- \$145.00 if paid before July 1, 2019

Please call or email the board if you need other payment options