



Spring Hill HOA Annual Meeting for 2025

Please sign in at the Welcome Table.

The meeting will start at 7 PM



Spring Hill HOA Board members

George Ortopan
- President

Kevin Tremmel-
Vice President

Kerrie Murray -
Treasurer *

Emma Baily-
Secretary

Allison Hart -
Committee &
Entranceway
Chair.

Ralph Tucker -
Architecture
Review Cmte.*

Mark Trew -
Architecture
Review Cmte.

Jennifer Platt-
Architecture
Review Cmte.

** (Open Positions)*

Agenda

7 PM - Greetings and Introductions of HOA Board members.

7:05 - Final Phase 6 / Kenway Traffic Updates - George Ortopan

7:10 - City's Sidewalk Pjt. & City Street Tree Replacement Pjt Updates - Kevin Tremmel

7:20 - Social Committee / Common Areas update / Holiday Lights contest - Allison Hart

7:30 - Architectural Review Committee activities summary - Jennifer Platt & Mark Trew

7:35 - HOA Projects Summary & Activities 2025 - George Ortopan

HOA Board Business:

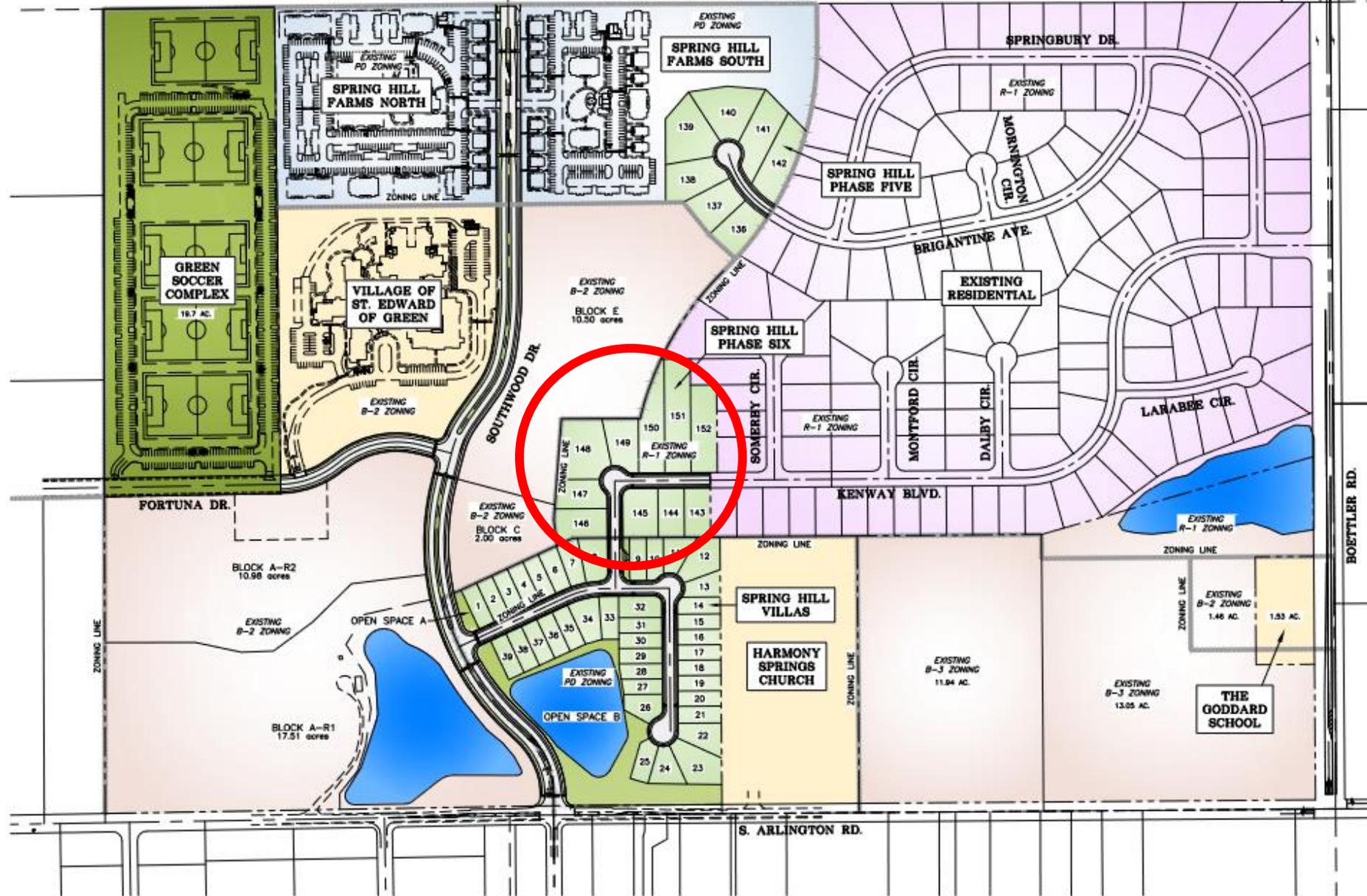
7:40 Treasurer's Report & Delinquent Homeowners - Kerrie Murray & George Ortopan

7:50 Nominations for **OPEN BOARD POSITIONS** for 2026:

- **Treasurer** - Receive & payment of monthly invoices, Update HOA Treasurer's report, Annual Assessment notifications and record homeowner's payments.
- **Architecture Review Committee (1 ARC)** - Respond to Homeowner requests for property modifications, Monitor property covenant requirements and restrictions.

8:00 - Open Form: Homeowners & Board discussions, and raised safety concerns for 2025.

8:30 PM - Summary and Meeting Adjournment.



Spring Hill Master Plan

DeHoff Development Plans for 2025

Phase 6 Update



REVISIONS
 GBC DESIGN, INC.
 10000 W. 12th St., Suite 100
 Overland Park, KS 66213
 (913) 666-1100
 GREEN LAND TRUST, LTD.
 821 S. MAIN ST.
 NORTH CANTON, OH 44720
 SPRING HILL BUSINESS PARK
 SUMMIT COUNTY, OHIO
 MASTER PLAN 2024
 DRAWN BY: T.E.W.
 DATE: APRIL 18, 2024
 PROJECT NO. 2009024
 DRAWING NO. 1 OF 1



Phase 6 Lot Layout



- No New Common Areas.
- New Spring Hill Entrance Sign / Wall & Trees.



<https://springhilldevelopment.info/>

Street Trees Replacements & Sidewalk Program Update - Kevin Tremmel VP.

7:10 to
7:20 PM

General Details

- HOA Bylaws - Section 2.8
- On-going issues with red maples planted in the “Devil Strip”
- Heaved Sidewalks - Safety Concerns
- Protect Property Values & Neighborhood Beauty
- Approved Street Tree Replacement Species
- Options for Homeowners
- City of Green Tree Planting Permit Application
- Phase One - 2024 Phase Two - 2025
- City of Green Proposed Wholesale Bulk Tree/Planting Program
- Next Steps

7:20 to
7:30 PM

Social Committee / Common Areas update / Holiday Lights contest for 2025 - Allison Hart

- Attempt neighborhood for Food Truck with vendor (cancelled), and lack good location. (DeHoff recommends SH Soccer Field pavilion & parking lot).
- Entrance Sign Wall crack repaired, updated Sprinklers.
- Updated entrance decorations for holidays.
- Entrance landscape new plantings & improvements (Summer & Fall)
- Holiday Lights Contest year 1 successful with plans to return this year.



Holiday Lights Contest

Let's get YOU Involved in Spring Hill's
Neighborhood Holiday Lighting Contest!!

The following prizes will be awarded to winners:

1st Prize: \$50 Amazon Gift Card

2nd Prize: \$30 Amazon Gift Card

3rd Prize: \$20 Amazon Gift Card

HOA Board Members will perform judging and winners will
be announced on our Facebook page on December 22nd
and published in our next HOA Newsletter.

Please register your home and/or nominate a
neighbor by December 18th at
springhillhoaboard@gmail.com to be entered.



HOA Activities & Project Summary -2025 (ARC Items) - Mark Trew & Jennifer Platt

Multiple requests for approval to new pools and fences permits.

One request for a home addition project permit.

A couple of other improvement projects that were reviewed (some didn't even require our input).

2026 - Notifications to "Neglectful Homeowners" on Covenant's property requirements & restrictions.

7:30 to
7:35 PM



Board Activities & Project Summary - George Ortopan

- ▶ Review and renew maintenance contractor agreements
- ▶ Summer & Fall E-Newsletter publishing and distribution (Emma Bailey, Editor)
- ▶ Continue to investigate Kenway speeding and parking control options with Sherriff & City officials.
 - (Sept. Mtg. with Clark DeVitis on City Sidewalk Pjt, & Kenway Speeding; next steps)
- ▶ Updates on Spring Hill Web page and Facebook
- ▶ Delinquent Homeowners - Peruse and resolve late HOA fees and penalties. (See Budget Comments)



Treasure's Report & Comments - Kerrie Murray

- ▶ Legal fees this year we went over by \$1193 due to cracking down on residents behind on their HOA dues (over double what we had thought we would spend).
- ▶ Expecting to spend more on legal fees in 2026 as well since we will be filing (7) liens on Delinquent homeowners who are 3+ years behind. **Multi-Year Delinquent Total: \$12,910. in Assessments & Fees.**
 - We may need to get attorneys involved in homeowners not following bylaws for their property.
 - Increased 2026 budget to \$3000 for Legal to accommodate.
- ▶ By going paperless on our bank statements, we've eliminated bank fees this year. I removed those from the budget for 2026.
- ▶ By having the homeowners mow their area behind the fence, we've saved \$120 on our mowing fees.
- ▶ Social Committee: Left \$500 to use for community engagement in 2026 (contests/homeowner meeting refreshments/etc)
- ▶ Dropped the Electrical budget down to \$3k this year since (fingers crossed) we're done replacing light posts. Electrical Outlet & Wiring needs replaced at front entrance wall still.
- ▶ Dropped the "Other" landscaping a little since we didn't have any major projects lined up in 2026
 - (front tree removals/fence repairs/etc.), and we didn't use all that budget up in 2025.

7:40 to
7:50 PM

2025 Budget Report



City of Green | Ohio

	Budget 2025	Actual 2025
Beginning Reserve Balance	\$13,499	\$13,499
Increases:		
HOA Dues	\$32,500	\$31,838
Decreases:		
Landscaping- Sekulik	\$(9,735)	\$(7,753)
Landscaping- Top Turf	\$(1,845)	\$(1,537)
Landscaping - Other	\$(4,325)	\$(2,694)
Electrical Work	\$(5,715)	\$(350)
Pond	(7,200)	(7,200)
Legal	(1,000)	(2,193)
Utilities	(3,000)	(2,168)
Property Taxes	(6)	(6)
UPS Box	(250)	(240)
Mailings	(350)	(287)
Website	(300)	(241)
Insurance	(1,675)	-
Bank Fees	(20)	-
Zelle	(50)	(40)
Social Committee	(500)	(106)
Board Concession	(1,750)	-
	<u>\$37,721</u>	<u>\$(24,815)</u>
Net Increase	\$(5,221)	\$7,023
Ending Reserve Balance	\$8,278	\$20,522

2026 Budget Report



City of Green | Ohio

	Budget 2026	Actual 2026
Beginning Reserve Balance	\$20,522	\$20,522
Increases:		
HOA Dues	\$32,500	\$-
Decreases:		
Landscaping- Sekulik	\$(9,735)	\$-
Landscaping- Top Turf	\$(1,845)	\$-
Landscaping - Other	\$(4,000)	\$-
Electrical Work	\$(3,000)	\$-
Pond	(7,500)	-
Legal	(3,000)	-
Utilities	(3,000)	-
Property Taxes	(6)	-
UPS Box	(250)	-
Mailings	(350)	-
Website	(300)	-
Insurance	(1,675)	-
Bank Fees		-
Zelle	(50)	-
Social Committee	(500)	-
Board Concession	(1,750)	-
	\$(36,961)	\$-
Net Increase	\$(4,461)	\$-
Ending Reserve Balance	\$16,061	\$20,522

HOA open Board Positions for 2026

14

The floor is open for nominations or interests. - George Ortopan

- ▶ **Treasurer** - Receive & payment of monthly invoices, Update HOA Treasurer's report, Annual Assessment notifications and record homeowner's payments.
- ▶ **Architecture Review Committee:** (1 ARC position) Respond to Homeowner requests for property modifications, Monitor property covenant requirements and restrictions.
- ▶ **Volunteer with Social & Entranceway Cmte.:** (Allison Hart Chair) Help with front entranceway & neighborhood social activities. * Holiday Lighting & Decoration contest.

7:50 to
8:00 PM

Spring Hill Homeowners and HOA Board *Open Forum for Homeowners:*

- *(Please identify yourself & home address for meeting notes.)*
- **Parking on Kenway and Springbury curve hill areas:**
 - Implement street parking restrictions for safety and traffic flow concerns?
- **Excessive Speeding over 25 MPH:**
 - Work with the City and Sheriff offices on options to stop excessive speeding; Installing Stop Signs (2) (i.e. Kenway/Larabee) or speed reducing humps?
 - Requires Homeowner Supermajority Vote for City change.
- **Open discussion: Suggestions, concerns, ???**
 - i.e.: HOA Block Party at Spring Hill Soccer pavilion?
- **8:30 Table open discussions and adjourn meeting.**

8:00 to
8:30 PM





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The HOA Board thanks you for your time, interest, and participation in our annual Spring Hill Community meeting.

We wish you a Happy Thanksgiving and Blessed Christmas Holiday season.