Annual HOA Meeting, The Shores
November 7, 2026

Meeting Summary

Additional Board members are needed for 2027, specifically in the areas of Landscaping, Deed Enforcement, Social/Welcome Chair, and someone to help with Architectural Review. Please contact theboard@theshoreshoa.org to volunteer!

Last year: At the 2025 annual meeting, there were 44 more votes needed in favor of consolidating the many neighborhood deeds into one. Thanks to board and community efforts over the past year, only three more signatures are currently needed, and we will continue to pursue those. We have launched our new website and cut paid Google Workspace accounts by approximately half, resulting in both returning control of our domain and website to the Board and significant cost savings. We hope to update the website more frequently and make meeting agendas and minutes available to the community.

This year: Look for changes to our signs and signposts to improve visibility and comply with regulations regarding stop sign reflectivity and breakaway capability. We will also be installing protective guards around signposts to prevent damage from weedtrimmers. Our capital improvements fund has reached $17k, and next year's budget will tap into a portion of those funds to cover the work on neighborhood signs and an investment into perennials for the heavily shaded garden beds at the Lewis Center Road entrances. Also, we have been notified that the proposed widening of South Old State has been postponed to 2029.

Action Item Recap:

Reach out to theboard@theshoreshoa.org if...

- ...you would like to:
    - Lead an effort to get a group discount on mailboxes from Cedarwood
    - Lead an effort to get three additional signatures for the deed consolidation efforts
- ...you have a gap between your lawn and the street after the recent street repaving
- ...you would like to join the Board!
    - What's involved
        - The Board meets in person monthly
        - We are in contact with each other a few times per week via text to address issues raised in the community or inbox
        - We request a two-year commitment from Board volunteers
    - We specifically need:
        - Someone to work with Ken on architectural review
        - Someone interested in choosing the plants and layout for the garden beds or seeking out other bids for the landscaping. (No one on the current board is an avid gardener.)
        - Someone to fill the positions of Welcome/Social chair and Deed Enforcement

Full Notes

Introduction:

- Welcome & thank you for coming, please sign in
- Attendee introductions (limit to name, street, and years in Shores)
- Current board members
    - Heather Van Daele (President). Katie Guntle (Vice President), Garry Griffith (Treasurer), Stefannie Pace (Secretary), Steve Grobben (webmaster)
- Mike Ringle, Township Trustee

Old Business

- Typical infractions brought forward by homeowners - commercial vehicles, trash cans, boats and RVs/trailers
    - Please see enforcement structure below
    - When an infraction is brought to our attention, the HOA has limited enforcement abilities, and can choose to levy fines for infractions or place a lien on the home
    - If there are outstanding fines when the homeowner sells their home, the HOA collects the outstanding balance at that time
- Yard and mailbox maintenance
    - There is nothing in the deed restrictions regarding yards and weeds, but we can reach out to the township and they will send notices to the homeowners if grass exceeds 8-10”
    - There is also nothing in the deed restrictions about maintaining mailboxes
        - Attendee suggested we contact Cedarwood and ask for a group discount for a bulk order of mailboxes
        - Attendee mentioned that mailboxes should be painted in earth tones and that is not always followed
        - ACTION ITEM: Reach out to theboard@theshoreshoa.org if you would like to lead an effort to get a group discount from Cedarwood
- Notification of deed restriction infractions enforcement structure
    - 1st notice of infraction
    - 2nd notice of infraction
    - 3rd notice sent certified letter
    - 4th legal letter
- Deed restriction alignment
    - We are three signatures away from consolidating the 10+ separate deed restriction documents into a single, consistent set of restrictions for the entire Shores neighborhood
    - ACTION ITEM: Reach out to theboard@theshoreshoa.org if you would like to lead an effort to get three additional signatures for the deed consolidation efforts
- Architectural review

    - Ken receives approximately 20 approval requests per year, mostly concerning fences, additions, pools
    - Completing work that requires approval without receiving it in advance can lead to fines
    - There was a glitch with the architectural review email account, but that has been fixed and Ken is now receiving emails
    - ACTION ITEM: Reach out to theboard@theshoreshoa.org if you would like to work with Ken on architectural review
- Website update
    - Many thanks to Steve, who has volunteered to continue as the HOA webmaster
    - The new site will be updated more consistently than in the past, including meeting agendas and minutes
- Harbor Drive entrance lights update
    - Should be repaired by EOD November 7
    - The issue: The protective conduit run under the road did not extend into the mulch bed. The wire had been cut and spliced by work in the mulch bed many time over the years. Greenlawn is both repairing the wire and extending the conduit to prevent future incidents.
    - Please note that HOA board members do not necessarily use every entrance and may be unaware of lighting problems, etc. We are also not in charge of the Shores Facebook page, so it is not always an effective way to reach us. Please email theboard@theshoreshoa.org to let us know of any future issues!

New Business

- Street sign upgrades: The neighborhood has approximately 33 stop signs and 33 street signs, many of which are in need of attention
    - Code violations: In September, we were notified of a number of violations with regard to neighborhood signage. We are working with the township to address solutions and provide a timeline to remedy the following issues:
        - Breakaway capability: Our street sign posts are not up to code because they must have breakaway capability in the event of a collision. We will bring them in compliance by drilling a 2 inch hole both 4” and 18” above the ground.
        - Sign reflectivity: Some of our stop signs have lost sufficient reflectivity to be easily visible at night, and must be replaced.
        - Sign height: Our stop signs must have 5 feet between the ground and the top of the sign, and some are not high enough.
    - Aesthetics: Weed whackers and lawnmovers have damaged the base of many posts, and we plan to install metal or plastic guards at the ground level. We also plan to touch up the stain on faded posts. We are aware some posts need to be replaced entirely.
    - Financial implications
        - The Board will use money from the Capital Improvements ledger to pay for the needed changes to signage.
        - We have the option to permanently give the Township responsibility/ownership of the neighborhood signs, but they would be on metal posts and we would lose control of aesthetic decisions. We have chosen not to turn over responsibility for the signs at this time.
- Paving damage

    - Recent repaving inadvertently left gaps in some places between the resurfaced pavement and homeowners' yards, which are both an annoyance and a tripping hazard. The Township is addressing these issues.
    - ACTION ITEM: Please email theboard@theshoreshoa.org if you have a gap between your lawn and the street after repaving so we can get you in touch with the Township.
- Additional note: Attendee mentioned that some of the stop lines painted on the roads have faded. Mike Ringle indicated he will bring this to the Township's attention.
- Entrance landscaping updates
    - We have set aside 2027 funds to invest in perennials for the Lewis Center Rd entrances, which are deeply shaded and difficult to furnish with annual flowers. We have received suggestions and pricing from Greenlawn.
    - Attendee asked if we have looked into other companies besides Greenlawn. Because Greenlawn installed the irrigation, other companies typically refuse to service the irrigation, and we have not seen chances of much cost savings by switching. There is a possibility of keeping Greenlawn as the servicer and using another company for the actual landscaping.
    - ACTION ITEM: Please email theboard@theshoreshoa.org if you are interested in choosing the plants and layout for the garden beds or seeking out other bids for the landscaping. No one on the current board is an avid gardener.
- HOA Board help
    - Open positions (~~Webmaster~~, Deed Enforcement, Landscaping, Social Chair/Welcome Committee)
        - Thanks to Steve for volunteering for another year as webmaster!
        - ACTION ITEM: Please email theboard@theshoreshoa.org if you are interested in volunteering for one of the open positions. (What's involved: the Board meets monthly and requests a two-year commitment to be a part of the board. We are in contact with each other a few times per week via text to address issues raised in the community or inbox.)
- Proposed changes:
    - Widening of Old State has been moved to 2029, per Mike Ringle

Presentation of 2026 Budget

Budget Review

- 2026 YTD/Forecast
    - We are on budget and expect to end the year with a zero balance in the operating ledger and approximately $17,000 balance in the capital improvements ledger (Around $6,400 in the bank and $10,500 in an interest-earning CD)
- 2027 Proposed budget
    - We plan to raise dues from $125 to $130 for 2027. This increase will allow us to include the credit card transaction fee in the dues to encourage people to receive their invoices and pay their dues electronically. This will lead to a cost savings by reducing our mailing costs and billable hours from Buckeye Bookkeeping.
    - Please see notes below regarding dues discussion.
- Electronic invoice and dues payment
    - This year's Annual Meeting notice included a link to sign up to receive dues invoice via email, and 52 people signed up so far

- In 2026, 97 households paid electronically through Hartland Bank via First Commonwealth Bank, mostly using credit cards
- 2027 dues will be processed directly to Buckeye Bookkeeping, resulting in additional cost savings

Open Discussion

Attendees discussed our relatively low dues compared to surrounding neighborhoods, which are around $400-$500. It was brought up that increasing our dues to this level might allow us to use a professional management organization rather than a volunteer HOA. Other attendees mentioned that using an outside management company would help prevent a feeling of neighbor vs neighbor when addressing violations. Some mentioned that our low dues partly reflected our lack of community green space (recreational fields, playgrounds) that other neighborhoods offer and maintain.

Attendance

Heather V
Katie G
Garry G
Stefannie P
Eric and Tracey F
Max and Patti E
Mark B
Steve G
Beth B
Debi H and Duane D
Connie C
Lee H
Seth C
Nicole H
Leah C
Darrin B
Theresa S
Bart M
Ruth F
Lynn D
Mike M
Heidi M
Mike and Melissa A
David R