

## The **FOREST HILLS** News/July 2015

[www.Foresthillspoa.com](http://www.Foresthillspoa.com)  
[www.facebook.com/groups/FHPOA](https://www.facebook.com/groups/FHPOA)  
[FHPOA44212@gmail.com](mailto:FHPOA44212@gmail.com)

### From Our President:

Hello Residents,

I hope you are all enjoying your summer! I would just like to take a moment to introduce myself as your new FHPOA President. As many of you know, our previous president stepped down and according to our Bylaws the Trustees unanimously chose me to take over the position.

I am more than excited to be your President and to continue with the improvements and the projects the Board has started. We have a lot more to do but we are making major progress! As always the Board has an open door policy! IF you have questions and/or concerns please contact us!

**Thank you,**

**Manny Sisamis, FHPOA President**

### Upcoming Events

**Family Movie Nights:** July 17<sup>th</sup> @ 8:30 pm, Westchester Pool Common Area. Bring your own chairs, blankets, beverages, snacks and enjoy a family night together!

**Annual Block Party:** July 25<sup>th</sup>/"Christmas in July"  
@ 5 -11 pm

*\*Please check out page 3 for ALL the details!*

**2<sup>nd</sup> Annual Cornhole Tourney:** August 8<sup>th</sup> @ 4 pm, Westchester Pool Area. Blind Draw, more details to follow! Email Kim [FHPOA44212@gmail.com](mailto:FHPOA44212@gmail.com) to sign-up!! There will be a sign-up sheet at the Block Party registration table, for those who want to sign-up!!

**End of Summer PARTY:** Sept. 7 (Labor Day) @ 3-5 pm. Westchester Pool Area. Hot dogs, chips, pop! Cornhole & Volleyball!! Time to get together and enjoy the last of summer together!!

**Fall Garage Sale:** Sept. 17, 18 & 19. (8:30 AM - 4 PM) We will take care of placing the ad! All you have to do is hang a white towel or balloons on your mail box and sell, sell, sell!!!

*\*Look for more details on our Facebook Group Page and our FHPOA Website!*

*\*We can ALWAYS use HELP with ALL activities! If you are interested in lending a hand with any of them please contact us!! Thank you!*

### Board Meetings

ALL ARE WELCOME!

July 21<sup>st</sup>  
August 18<sup>th</sup>  
Sept. 15<sup>th</sup>  
Oct. 20<sup>th</sup>

All meetings will be held in the Hickory Room at the Brunswick Library from 6:30-8 pm.

### Social Media

FHPOA website:

<http://www.foresthillspoa.com/>  
It is updated regularly with ALL info and EVENT info!

<https://www.facebook.com/groups/FHPOA/>

JOIN our FB Group Page to get all of the latest updates!



**We are going GREEN!**

Sign up to receive the newsletter via email! Help the Association save time and money!

Send your email address to:  
[FHPOA44212@gmail.com](mailto:FHPOA44212@gmail.com) or message us on Facebook or the website!

**Also let us know if your email address has changed!**

### Important Info

► **2015 Association Dues ARE NOW Past DUE!!** If you haven't paid please add a \$25 late fee! **IF you haven't paid 2014 and/or 2015 Dues, please do ASAP** to avoid a lien and additional fees, contact our Treasurer, Allie Podsiadlo @ [Ailynn03@aol.com](mailto:Ailynn03@aol.com).

► **Just FYI we still have at least 30 houses that have not paid their 2015 dues and many that are past due on years previous.** This is money that we are losing to keep up the maintenance of our Association including pools, green areas and islands. Not to mention fun activities for ALL of our families!!

► **We hope that everyone has noticed the MANY improvements we have made to the Association this year!!** However, there is STILL a LOT more to do! We would appreciate ANYONE that would like to donate their time to help us out! Simply email us at [fhpoa44212@gmail.com](mailto:fhpoa44212@gmail.com)!! He can ALWAYS use help!!

## FHPOA UPDATE

Dear Association Members,

It gives me great pleasure to announce that the FHPOA Board has unanimously approved an agreement with KRD/Harsax (builders and owners of Fox Hollow Villas). This agreement came to fruition only after countless hours of negotiations in a time frame that spanned nearly a year and half. We are very pleased to have KRD join our Association and look forward to meeting all of our new friends, either at our upcoming annual block party, or at any of our family friendly events, which we promote throughout the calendar year.

Anytime a situation calls for serious and lengthy negotiations, both parties tend to find themselves working in a very stressful and delicate environment where the wrong comment or assumption can derail the entire process at any given moment. With that in mind after a few derailments, standoffs and testing of the wills, we believe both parties protected their interests and arrived to a win-win solution.

As most of you know the need to vacate our old drive arose when KRD/Harsax purchased the land next to our Skyview pool and claimed that we were trespassing, thus they wanted their property vacated immediately. At that time the previous Board entered into an agreement in the Fall of 2013, which fortunately was never finalized. This agreement has been referred by many of our residents as the "Previous Deal". Without me entering into all the legal and exact financial differences between the "Previous" and "New" deal here are the key points:

- The "Previous Deal" had the Association relinquishing its rights to the entire driveway area, and waiving all of KRD's dues for 2014 & 2015 while giving them very generous discounts until 2019. In exchange, they were to provide the Association with an asphalt drive on the east side of the tennis courts; this drive would have accommodated approximately eight vehicles.
- The "New Deal" has the Association relinquishing their rights of the use of the old driveway and in turn KRD starts by paying its entire Association dues, beginning with 2014 and beyond. The Association is also receiving a permanent easement for the corner pool pad. Since in the process we proved our survey to be accurate we will also maintain the permanent ownership and use of our sign, concrete pad, and flag post area adjacent to their property. In addition, we will receive a large sum of funds deposited in an escrow account so we may construct and improve a new driveway area. This design that was just approved by City Hall (on July 2<sup>nd</sup>), will be managed entirely by our Board and constructed using concrete. The new driveway will give us a total of ten modern parking spaces, over 150' of sidewalk and an access road to the rear of our property, so we may accommodate deliveries and emergency vehicles.

We expect to receive numerous construction bids and once awarded, the construction part will commence after our pool season is over and run through the month of September. If you work in this type of area and would like to submit a bid, please contact Matt Tomecko, 216-854-0413/[matt42osu@gmail.com](mailto:matt42osu@gmail.com).

In closing, if you would like more details such as exact dollar amounts, terms, rights, easements and contract differentials we would be happy to go over them at our October meeting where we would be in possession of all the costs since the project should be completed by that time.

Thank you for your patience with this matter!  
Manny Sisamis  
FHPOA President

# FHPOA Annual Block Party

“Christmas in July”

July 25<sup>th</sup>, 5 pm to 11 pm, Westchester Pool Area

**\*\*\*RESIDENTS ARE REGISTERED FREE WITH  
PAID ASSESSMENT FEES ONLY!\*\*\***



**Guests:** \$5.00 for adults/kids 13 and older,  
kids 12 and under free!

**You MUST register you and your guests when  
you arrive to receive a wrist band to eat and  
participate!**

**\*Get into the spirit of the HOLIDAY and WEAR  
Green/Red/Christmas Attire!!**

**Bring your Family and Lawn Chairs and ENJOY:**

**Music from a local DJ**

**Balloon fun**

**DIY photo booth**

**25' Blow-up Santa**

**Christmas Tattoos**

**Glow Sticks**

**Basket give-away (for registered residents ONLY)**

**Cornhole**

**Swimming**

**Good Food (burgers, hot dogs, brats, pop, juice, water)**

**WE are going to have a gift box for food donations for the Brunswick Food  
Pantry! A way for our neighborhood to give back!!**



**PLEASE bring a side dish and/or dessert to share!**

**If you would like to volunteer to HELP in ANY way and/or donate  
anything please contact us @ [fhpoa44212@gmail.com](mailto:fhpoa44212@gmail.com)**



**President:** Manny Sisamis (216-526-1856)  
**Vice President:** Mike Worsdall (330-273-4338)  
**Secretary:** Kim Tessmer (216-212-4767)  
**Treasurer:** Allie Podsiadlo (440-796-1425)  
**Trustee:** Rich Baechle (440-915-1759)  
**Trustee:** Mark Johnson (fhpoa44212@gmail.com)  
**Trustee:** John Kamenar (330-220-3388)  
**Trustee:** Matt Tomecko (216-854-0413)  
**\*You can also find contact info on the website  
at: <http://www.foresthillspoa.com/>**