



Forest Hills News

FOREST HILLS PROPERTY OWNERS' ASSOCIATION

Volume 3, Issue 2

May, 2025

Important Legal News!

This newsletter is being mailed because it contains important legal information. On the second page of this newsletter is our collection policy. This policy is also available on our website, www.foresthillspoa.com.

It is important to realize that as we work to bring delinquent accounts up to date on their payments, the association will incur some up-front legal expenses. These will be balanced when the collections conclude.

We also want to clarify three other points that have come up when working with our legal team.

It takes a neighborhood

Thanks to residents Caroline S. and Sheila G. for stepping up to help Jessy Rundle with the Easter Egg Hunt. The weather was cold, but the smiles were warm (and the hot chocolate delicious!) as over 44 children enjoyed this event. The block party will be here before you know it (Aug. 2), if you are interested in helping, contact Jessy at mcdrun7@gmail.com

Thanks to Andrew and Courtney C. for helping to take care of any trash in the islands and Andrew trimmed the branches at Westchester. Vickie W. helped with collecting and disposing of them. Jim Rief cut down the tall perennial grasses at both Skyview and Westchester and Joyce

- 1) This is a volunteer board, no board member may be paid for services as a board member.
- 2) The preparation of liens is a legal document and must be done by a licensed legal professional.
- 3) As required by law we need to work on building up a reserve fund. To that end, as was noted in the February newsletter, the dues for every unit will be increased by \$30 in 2026.

Please know that your board works very hard to get things done in a fiscally

responsible way but that we are also bound by the laws and statutes of the state of Ohio that govern the operation of associations in Ohio.

Save the Date!

Sat. & Sun., 5/17 & 18, 8am–2pm –

Community Garage Sale

Tuesday, 5/20, 6:30 pm–Board Meeting

Saturday, 8/2, 5:00 pm - Block Party

Pool Tag Pickup–See below!



Osowski weeded and applied deer repellent. We were rewarded with a spring show of tulips that were planted last fall. Mike Worsdall took the Skyview motor to



be refurbished. Julie Worsdall delivered new umbrellas to both pools.

Once again Brittany P. has organized a

community garage sale, Kate W. is assisting her. Any houses that want to be on the map they are putting out can contact Kate on Facebook.

We contracted with Klaehn Construction who was referred to us by resident, Brennan T. for the tilework at Skyview. Can-Am was contracted to open the pools this year as well as fix the gate gaps to pass inspection.

In addition to all this community engagement, thanks to everyone who has paid their dues. Our association needs both volunteer and financial support.

From the Pool Committee

It is the goal of the board to have Westchester open on the Saturday of Memorial Day weekend (5/24) with Skyview opening 6/2.

Information on our pools can be found on our website at – foresthillspoa.com/pools

Pool Tag Pick Up Dates/Times/Locations

There is one tag per family. You must be current with your association dues to receive your tag.

- **Fox Hollow Apartments**–pick them up from the leasing office starting May 12
- **Forest Hills Apartments**–management will arrange to deliver them to you beginning May 19
- **Houses/Condos**
 - Friday, 5/16, 6:00 pm–7:30 pm (Skyview)
 - Saturday, 5/17, 10:00 am–11:30 am (Westchester)
 - After these dates tags can be picked up at Westchester during normal pool hours.

Pool Hours

Westchester

5/24–5/26–Noon–8pm
5/27–5/29–4pm–8pm
5/30–8/13–Noon–8pm

Skyview

6/2–8/13–Noon–8pm

End of season hours on website



[Facebook.com/groups/FHPOA](https://www.facebook.com/groups/FHPOA)

FOREST HILLS PROPERTY OWNERS' ASSOCIATION
COLLECTION POLICY RESOLUTION
EFFECTIVE (JANUARY 1, 2026)

WHEREAS, the undersigned members of the Board of Trustees (the "Board") of Forest Hills Property Owners' Association (the "Association") shall exercise all the authority of the Association expressly provided by the Declaration, the Bylaws or the Ohio Revised Code;

WHEREAS, the Board from time to time may adopt such reasonable rules and regulations, and amendments of same, as it shall deem advisable for the proper administration of the association property and the general welfare of the occupants thereof;

WHEREAS, the Board desires to establish the necessary orderly procedures for the collection of assessments which remain unpaid past their due date;

NOW THEREFORE, BE IT RESOLVED THAT the procedures for the collection of delinquent assessments be as follows:

1. Due Date for Assessments. All regular annual maintenance assessments are due on March 15 of the calendar year. Any assessment not paid after the due date shall be considered delinquent.
2. Delinquency, Late Fees and NSF Charges. Any assessment or remaining account balance on the property account after the due date is deemed delinquent and subject to a Twenty-Five Dollar (\$25.00) late fee. A Thirty Dollar (\$30.00) NSF fee is charged for any check returned by the bank, whatever the reason.
3. Reminder Notice. If the account remains delinquent for thirty (30) days after the due date, the Association, shall mail to the Owner a notice of delinquency indicating that interest, administrative late fees, enforcement assessments, collection costs, attorneys' fees, paralegal fees shall be charged as authorized by this policy.
4. Collection Letter. Any account sixty (60) days, or more, delinquent will be sent a collection letter by the Association's attorney providing notice of the delinquent arrearage and related costs incurred or that may be incurred. The property account (and Owner, as appropriate) shall be responsible for all collection costs incurred.
5. Certificate of Lien. Any account ninety (90) days, or more, delinquent will be secured by the recording of a Certificate of Lien against the property. The Association's attorney will, again, issue collection correspondence informing the Owner of the action taken and providing a copy of the recorded lien with final demand for full payment. All late, legal and collection fees are added to the delinquent arrearage (i.e., unpaid balance) as incurred.
6. Small Claims, Complaint for Money, Foreclosure. Any account one hundred fifty (150) days, or more, delinquent may be subject to either a small claims action, civil collection action for money only and/or foreclosure. All costs, including interest, administrative late fees, enforcement assessments, collection costs, attorneys' fees, paralegal fees, recording costs, title report and/or court costs, incurred by the Association shall be added to the amount owed by the delinquent Owner. Any such amount shall be deemed to be an additional assessment upon such property and shall be due and payable immediately following notification of such charge, and the Association may obtain a lien for said amount in the same manner and to the same extent as if it were a lien for common expenses.

Notwithstanding any other provision herein, and regardless of the delinquency's duration, the Association reserves the right to join and pursue foreclosure or marshaling of its lien in any action brought by a lienholder on an Owner's property.

7. Payment Allocation. Any payments made shall be applied in the following order:
 - a. First, to interest owed to the Association;
 - b. Second, to administrative late fees owed to the Association;
 - c. Third, to collection costs, attorneys' fees, and paralegal fees incurred by the Association;
 - d. Fourth, to the principal amounts the Owner owes to the Association for the common expenses or penalty assessments chargeable against the property.
8. Enforcement Costs/Expense. If any Owner fails to perform any act, apart from payment of assessments outlined above, that he/she is requested to do by the Declaration, the Bylaws or the Rules and Regulations, the Association may, but shall not be obligated to, undertake action to cure such violation, and shall charge and collect from the Owner, the entire cost and expense, including unpaid interest, administrative late fees, enforcement assessments, collection costs, attorneys' fees, paralegal fees, all in accordance with the provisions of the Declaration and/or Ohio Law that may be incurred by the Association in so doing. Any such amount shall be deemed to be an additional Assessment upon such property Owner and shall be due and payable immediately following notification of such charge, and the Association may obtain a lien for said amount in the same manner and to the same extent as if it were a lien for common expenses, which may also be subsequently foreclosed.