

Wedgewood Home Owners' Association – 2006 Annual Meeting

Date: May 10, 2006

Time: 7:30 p.m.

Location: Wedgewood Golf & Country Club, Powell, Ohio

Trustees:

Mara Otey, President	Joseph Karr, Treasurer	Tom Crawford, Secretary
Dave Perorazio, Trustee	Amy Jo Hernandez, Trustee	Mary Spahia-Carducci, Trustee

Attending lot owners were provided the following information/ handouts: [Township Update for Tonight's meeting \(list\)](#); [2005 Financial Results](#); [2006 Budget](#); [Board of Trustees Ballot \(1 per lot\)](#). The 2006 Annual Meeting Agenda was displayed on the projection screen for all to see.

Meeting minutes:

I. Call to Order and Opening Remarks: Mara Otey, President, called the Annual Wedgewood Homeowners Association meeting to order. Tom Crawford, Secretary, seconded the motion. All Trustees present.

II. Minutes from 2005 Annual Meeting: Tom Crawford, Secretary, announced the 2005 minutes are posted on the Wedgewood Homeowners' webpage - <http://www.wedgewoodhomeowners.com/> for all to see.

III. Introduction of Board Members and Guest Speakers: Mara Otey, President, introduced the current Trustees – listed above. Mara proceeded to introduce our Agenda and guest speakers for this evening, including:

- Peggy Guzzo, Liberty Township Trustee – **Township Update**
- Manny Gonzalez, Chief Operating Officer – **Columbus Zoo**
Pete Fingerhut, Associate Director Marketing/ Communications – **Columbus Zoo**
Dave Etzkorn, Associate Director of Facilities/ Construction – **Columbus Zoo**
- Sergeant Butler, **Delaware County Sheriff's Office**
- Mike Wehinger, **Environmental Management Inc.**

When speaking to the board, Mara requested Home Owners to clearly state their name, street name and to limit comments/ questions to 3 minutes or less so others may have a chance to contribute and the meeting timeframe is maintained.

Township Update: Peggy Guzzo, Liberty Township Trustee provided a brief update regarding issues of interest to Wedgewood Home Owner's:

- Office Park on Sawmill Parkway, across from Presidential Parkway – The approved plan calls for ~ 20 professional single story office buildings and will employ approximately 500 people.
- Traffic at North Hampton and Sawmill Parkway – Over the next 12 months, Delaware County will perform a traffic study in the area from Powell Road – Sawmill Parkway, north to the Franklin County line on Sawmill. The intent is to better understand the traffic load and determine the optimum traffic sequencing to assure a smooth but safe flow in this area.
- Giant Eagle – Will be moving into the vacant Big Bear store located in the Big Bear Farm Shopping center. Timing TBD, due to egress and traffic issues. Giant Eagle will include a Stop'n Go gas station, as well.
- Sawmill Parkway extension to Route 42 – Despite objections by Sawmill Parkway and area residents the county is moving forward with this project. Delaware County engineers are considering the addition of "round-a-bouts" along the new extension to help minimize large vehicle traffic flow. The engineering design is expected to be completed sometime in 2007 and construction completed in 2009.
- Commercial rezoning request for the green house property on Powell Road (in front of Wedgewood Park, across from Wedgewood) – Wedgewood and area residents clearly indicated their desire for this land to not become commercial property to Liberty Trustees. There is no pending request regarding this matter, at this time.
- Dublin Bridge extending from Memorial Drive, over the Scioto River, to Stratford – The bridge remains in Dublin's master plan however, Dublin has reassured us that this bridge would not be built due to budget constraints and residential disapproval (it's estimated to be at least 20 years off).
- Timeline for Powell Road improvements, west of Sawmill Parkway – Phase I of the Powell Road realignment is scheduled to commence October, 2006, and be completed in the fall of 2007. Phase II may be delayed until 2009 or longer if funding is short. The project includes plans for a bike path just north of the re-routed road.
- Status of Big Box (proposed Wal-Mart and gas station) at North Hampton and Sawmill Parkway – The case is still pending in the 5th District Court of Appeals and a State Court. Liberty Township has filed a legal brief with oral arguments expected within 90 days. The State of Ohio will decide, hopefully, to remand this case back to Liberty Township Zoning or a lower court.
- Status of Wedgewood Home Owner's curb project – Delaware County has granted permission for the curb project. The design is approved. Once the project is completed and passes inspection, future curb maintenance and upkeep will become the responsibility of the county.

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Peggy thanked Wedgewood residents for their support of Liberty Township and closed with the following, "... Please let your Liberty Township Trustees know your wishes."

An unidentified Home Owner requested Liberty Township to consider requesting a letter from the City of Dublin stating their position not to build the bridge, etc. Peggy indicated that Liberty Township has provided Dublin a written resolution indicating that we are not in favor of the bridge.

John Cleveland, Forest Glen Place, asked the board when we would be open for discussion regarding the "Wal-Mart situation." Mara indicated we would open the discussion following the election of trustees.

Max Holzer, Paddington Way, offered his gratitude to Peggy for her support and effort in pursuing the inclusion of "round-a-bouts" to discourage heavy truck traffic on the Sawmill Parkway extension to Route 42 plan. Max indicated that he believes the community needs to keep their eye on this extension and that he'd like to stop the Sawmill Parkway extension, if possible.

Columbus Zoo: Manny Gonzalez described the Zoo expansion project, interesting facts as follows:

- Re-alignment of Powell Road to Glick Road should improve driving safety by eliminating the dangerous intersection at Powell Road and Route 257.
- The Zoo expansion will take place over the next 10 years, a \$100 million dollar investment with new exhibits and many renovations to existing exhibits.
- The Zoo will take control/ ownership of Wyandot Lake October 31, 2006. It will be renovated as well to more closely represent the zoo themes.
- The Zoo will spend ~ \$3.5 million to renovate, expand, and improve the golf course, including a new club house to be built adjacent to our Wedgewood subdivision. The golf course and club house are expected to be completed by November 2007.
- The golf course area will include a new retention pond. The Zoo understands there are some Wedgewood Home Owner's concerned with how rain water will "run-off" and any potential impact to their properties. The expansion is designed to exceed the demands of the "100 year flood."

Mary Halas, Woodbridge Avenue, thanked Manny for the update. Mary asked how the re-routing of 750 will affect the existing long line of weekend traffic trying to go from the Zoo to Sawmill Parkway. The current traffic pattern brings a heavy traffic burden through this area. Why not design a route away from Sawmill Parkway? Manny responded by saying, "Ultimately, this is a question for ODOT." Manny's opinion, the re-route will help to offer a safer traffic flow through the surrounding community. Dave Perorazio (Wedgewood Trustee) shared his opinion that the new road plan will provide a viable alternative route by improving safe access to Riverside Drive (route 257).

Velva Dunn, Canterbury Drive, expressed concern that her property is flooding now that the Zoo has changed the landscape adjacent to her property. Dave Etkorn suggested the drainage issues were coming from the 1200 upstream acres, unrelated to the zoo. Velva invited zoo representatives to visit her home the next time it rains, to observe the flooding.

Doris Baginski, Canterbury Drive, asked if the flood water is being channeled our direction from the new large drain pipe was installed by zoo engineers. Also, if the pipe remains open, it could present a safety hazard. Pete indicated the zoo will put a screen in front of the pipe for safety.

Mara Otey, Canterbury Drive, expressed concern for all Wedgewood Home Owner's with properties adjacent to the Zoo expansion... Will the Zoo be providing any landscaping along the border? Manny indicated there are no plans to provide landscaping as their intent is to keep the edges in a natural state. Dave Etkorn indicated the zoo will clean-up large rocks and dirt that back-up to Wedgewood Home Owners.

Manny closed by saying, "Please let us know what we need to do so we can be good neighbors." Mara reminded Home Owners to please check our web page for updates related to the Zoo project.

Delaware County Sheriff's Office: Sergeant Butler indicated that we have a traffic control/ flow problem in our neighborhood with speeders and cut-through traffic. In a two shift period (15 hours) there were 17 traffic stops in Wedgewood - the normal traffic stop frequency in other areas is 2 per shift.

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Suzanne Jacobs, Pembroke Place, asked what hours Delaware County Sheriff's Office patrols. Our children get on buses between 6:30 a.m. and 8:45 a.m. (Woodbridge & Stratford area). Often times they are subjected to the dangers of speeding vehicles, including landscape trucks cutting through our neighborhood. Officer Butler indicated his willingness to work with trustees to set-up a traffic study during those times.

Sergeant Butler reminded everyone to notify the Sheriff's Office when vacationing and they'll drive by to check our homes.

Environmental Management Inc.: Mike Wehinger introduced himself as Wedgewood's common area landscaper.

Betty Zimmer, Cambridge Place, asked if EMI was planning to light the Liberty Lane entrance sign. Mike answered, "Yes, following the curb install for that area."

EMI explained their desire to hear from our community (our likes and dislikes). Should anyone contact EMI with a common area mowing concern (missed mowing), they will respond within 24 hours. EMI telephone # 614-876-9988.

IV. Financial Report: Joe Karr, Treasurer, reviewed the Wedgewood Home Owner's 2005 Financial Results and 2006 Budget (handouts provided at the meeting). For 2005, we collected 440 out of 441 parcel owner's association dues. 11 parcels still owe for the special assessment. All funds from the special assessment have been dispersed in the fight against Wal-Mart. For 2006, annual dues will be supplemented with funding from equity to help cover curb installation and facilities expenses. Mara made a motion to accept the Treasurer's report. Mary seconded the motion.

V. Environmental Committee Report: Dave Perorazio delivered the Environmental Report summarizing projects completed in 2005, items planned for 2006, and beyond.

Project completed 2005 budget year:

- Installation of the Liberty Lane Wedgewood entrance sign. Lighting will be installed with curbs. Some costs to carry-over to 2006 budget.

Projects planned for 2006, and beyond:

- Poured curbs to be installed at every intersection within our association. This project will span 2 years, beginning in 2006. The intent is to synchronize curb installation timing so curbs are finished ahead of Delaware County's road resurfacing schedule. Wedgewood's curb design has been approved by Delaware County => WHOA trustees thanked Peggy Guzzo, Liberty Township Trustee, for her help in dissolving the confusion and bureaucratic red tap that slowed government approvals for the curb project. WHOA Trustees will bring a drawing of the curb proposal to each affected home owner (those living adjacent to the construction) for their review and initials, prior to construction (for that particular location). Humble Construction will install the curbs.

Other discussion:

- One Association focus area for this year is mail box maintenance. "Touch of Class" has agreed to help replace and/ or refurbish our mail boxes, upon request. Estimated cost between \$75 and \$100 per box.
- Dave offered to any home owner, "Should you plan to install a satellite dish, please give the Environmental Committee a call and we'll help you find a way to install it so that it is attractive and remains acceptable to our Wedgewood Golf and Country Club by-laws."
- An unidentified Stratford Home Owner mentioned that the landscaping at the entrance of Heathrow is beautiful while other areas, like Stratford is not. Please apply the Heathrow look to Stratford, and other entrances.
- Beth Zimmer, Cambridge Place, asked when the lights for the Liberty Lane entry sign will be lighted... Dave explained that will happen when the curbs are installed (to avoid having to tear out for new curbs).
- Dave reminded Home Owners to check-out the WHOA web page and to see our News Letter. The News Letter will include information to help everyone stay in tune with our Environmental by-laws and beautification projects.

Mara made a motion to accept the Environmental Chair's report. Tom seconded the motion.

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VI. Election of Trustees: Mara Otey, President, explained we have two board of trustees positions open for election (3 year term); one vote per lot owner. Ballots were distributed containing three names of interested candidates, including Amy Jo Hernandez, Melanie Leneghan, and Ron Nims. Mara called for candidates and nominations from the floor – candidate Ralph Renninger was added to the ballot. There were no other nominations. Melanie and Ralph provided an oral biography as they were present for the election. Home Owner's were instructed to vote for two candidates.

- **Election Results** – The ballots were marked and recorded. Amy Jo Hernandez was re-elected. There was a tie for the second trustee position between Melanie and Ralph. Before the second vote was taken, Melanie withdrew her name from the ballot, and Ralph was elected. In summary, Amy Jo Hernandez and Ralph Renninger were elected as trustees.

VIII. Open Discussion - Tom Crawford shared the board's decision requesting both Joe Karr & Mara Otey to resign from the Liberty Township Powell Neighborhood Watch Foundation, Inc. (LTPF):

While all of the WHOA Trustees strongly applaud the continued efforts of the Liberty Township Neighborhood Watch Foundation, Inc., on May 4, 2006, it was decided that Wedgewood Homeowners Association trustees should not be trustees or active participants or members of the LTPF. The decision was a majority decision with both Mara Otey and Joe Karr abstaining from any motions or votes, as they were active members of the LTPF. The primary reasons for this decision were as follows:

- For the upcoming 2006 year, WHOA has several improvement projects requiring the full attention and oversight of it's trustees;
- Past WHOA financial support of the LTPF created, at times, an "at odds situation" with several of our residents;
- As the LTPF expanded their agenda beyond the Wal-Mart fight, it was felt that WHOA trustee participation in the LTPF may financially bind it's residents to support activities outside the boundaries of our covenants and potentially lead to conflict of interest situations. Nevertheless, WHOA Trustees remain fully committed to the fight to stop Wal-Mart from locating a store at the corner of North Hampton and Sawmill Parkway.

This decision was shared via email with the LTPF, on May 5, 2006.

There were motions from the floor, people speaking over top of one another, requesting WHOA Trustees remain a part of the LTPF. This motion was not accepted by the board as it was "out of order" however, WHOA Trustees agreed to meet with the LTPF President at a future WHOA Trustees meeting, to discuss this matter.

IX. Adjournment: Mara Otey, President, motioned to adjourn the 2006 Annual Homeowners meeting. The motion was seconded by Dave. The meeting was adjourned.