

2021 LEDGER

The Ledgewood Association



NEW YEAR. NEW TRUSTEES. NEW INITIATIVES.

by Nicole Rosario, President and Communications Trustee

Happy belated new year, neighbors. I'm excited to deliver my first Ledger as President. But, before the report, I first wanted to thank my fellow volunteer Trustees, each of whom has graciously given their time and talents to serve our community. Every month, they take time away from their families to attend meetings, return the sometimes overwhelming amounts of emails and calls, execute action plans, troubleshoot issues, and deal with the responsibilities, pressure, and stress of the job. Those of you who have served before us know that it can be a thankless gig. So, I wanted to kick off this Ledger with a resounding thank you to this year's Trustees. Since our Annual Meeting, we've kicked off and completed a number of projects. Here are a few highlights:

- **New Website And Facebook Page:** Trustees and residents alike helped provide the content and images needed for me to build a new website. A special thanks to The Krukemeyers, Rachel Schlather, Lindsey Schmitt Wall, and Zarina Melik-Stephanova for the beautiful images and content. Ledgewood residents can now submit maintenance requests, report violations, get questions answered, apply to work as a lifeguard, and reserve the Clubhouse (once it reopens) all through the new site.
- **Technology Infrastructure:** We're building a new Google Workspace, new email accounts for Trustees, and exploring online access payment options. This will give us a more secure, central repository for emails, Ledgewood files, assets, etc., and better position us for succession planning.
- **General Maintenance, Upkeep, New Initiatives:** We've been handling the usual maintenance work, including replacing old split rail fences, monitoring and maintaining the pool, removing and cutting down fallen trees, monitoring the CDC guidelines/adjusting plans accordingly, etc.

If you have questions or would like to discuss these initiatives, please do not hesitate to reach out. I can be reached at nicole.rosario@themodpros.com or 216.714.2647.

MEET YOUR TRUSTEES



NICOLE ROSARIO, MBA

President and Communications

I'm honored to follow in Ken Angermier's footsteps as President and excited to take the focus that he brought to the position to the next level with increased communication, transparency, and connection with the community in the new role of Communications Trustee. I'm excited to help the association better leverage technology and improve our financial reporting and budgeting methodologies.

A little bit about me: I'm obsessed with midcentury modern design, so much that I named my marketing agency after the style - The MOD Pros. When I'm not serving Ledgewood, my talented team and I help clients reach their marketing, advertising, website, and video/photography goals. I feel blessed that we had the pleasure of designing-building the Ledgewood website and Joshua Holder's 'Yoga by Josh' site (www.yogabyjosh.com). My husband Mike and I have enjoyed renovating and improving our mid-MOD Ledgewood home and spending time with our Shiba Inu pup, Hank.



HOLLY ZADONY

Vice President and The Pool

Our family has lived in Ledgewood for almost nine years. My husband, Danylo, grew up in Ledgewood and is president of our neighborhood swim team. Our three children are very involved with the team and enjoy spending many, MANY hours down at our neighborhood pool.

Last year, COVID-19 threw many obstacles our way and the pool season was anything but normal. However, after a lot of planning and hard work, we were able to open and operate our pool during the pandemic. As of now, we do not know what our pool season will look like this summer.

However, I have every bit of confidence that the Ledgewood pool will be open and operational. Even if we need to follow certain restrictions again, we already have plans in place and know how to operate safely, despite COVID. If we could do it last year, we can do it this year!

At this time, we're unsure what the swim team will look like. Last year, the entire season had to be canceled. Even if the normal swim team season cannot happen as it usually does, we are working on different activities and ways to keep our team alive this summer. The swim team is such a great way for our neighborhood families to come together and keep our kids active during the summer months. Danylo will send out information as it becomes available. As always, the health and safety of our residents are most important. I am looking forward to seeing you all down at the pool this summer. Let us all hope for a more "normal" swim season this year. Until then, think summer and be well!



JOSHUA HOLDER

The Clubhouse

Ken and me and our dog Whitman moved to Ledgewood four years ago from Ohio City in Cleveland. We feel very fortunate for our amazing neighbors, who have become very good friends. I believe that Ledgewood is the most scenic neighborhood in Strongsville and that our many amenities bring incredible value to our homes and the quality of life you can expect as a resident in this neighborhood.

I joined the neighborhood association this year and now serve as the Clubhouse trustee. My goals are to continue improving the quality and tone of communications between neighbors, trustees and residents, refine some of the clubhouse policies and guidelines, improve the clubhouse's efficiency and upkeep, and assist my fellow trustees.



BEN SCHLATHER

Architectural Review

My wife, Rachel, and I moved here with our kids and our dog a little over three years ago. I was born and raised in Strongsville and have always loved Ledgewood's topography and natural beauty. This is my first year serving on the Ledgewood board, and I will be assisting with the Architectural Review Committee. We help ensure that Ledgewood stays beautiful for our residents and anyone passing through! When I am not working or volunteering for the Ledgewood Association, I love spending time with my family, getting outdoors as much as possible, and playing golf. I also serve on the board of the Children's Museum of Cleveland.



BROOKE WHITKOFSKI

Architectural Review

Hello neighbors. I'm Brooke Whitkofski, and my husband Joe, daughter Corinne and I have lived in Ledgewood for six years. When we were house hunting, we picked this development first and then waited for a house that met our needs to be available. I love the little creek in our backyard, the serene feel of the woods, and that I am four minutes from Target.

I volunteered for the board as an Architectural Review trustee to help preserve the beauty of our neighborhood for the dogs that live here and their owners. But I'll work hard for those who don't have dogs too. I work in banking and bring financial analysis and leadership experience to my role on the board.



KIM GILLESPIE

Common Grounds

December 02, 2012, my husband, Michael, and our youngest son, Stephen, drove up Falling Water Road in our cars toward Falling Leaves for the first time, which initiated our move into Ledgewood. We immediately fell in love with the aura of the Ledgewood neighborhood, scenic views, numerous amenities, and some of the nicest neighbors we have ever been around. Living in Ledgewood is like living in the Metro Parks; it provides the feeling of living amongst nature, cut off from the rest of Strongsville, but close enough to shopping and other modern comforts of an urban area. You'll most likely see me working in the community garden in the spring, summer, and fall, as well as my family working on our property on one of our many home improvement projects.

There are also numerous ventures throughout the neighborhood walking our mischievous Yorkie, "Loco," who has probably barked at many of you and your pets. I joined the Ledgewood Board of Trustees in 2020, taking over the responsibilities of the common grounds from Nancy Picard. Nancy dutifully and masterfully managed the common grounds for many years with a level of expertise that can only be obtained with time and experience. As the Common Grounds Trustee, I hope to build a positive relationship with our Ledgewood neighbors while cohesively working with our Board of Trustees to elevate our neighborhood.

HAVE YOU PAID YOUR ANNUAL DUES?

Ledgewood HOA fees were due on January 1, 2021. We have a list of individuals who have not yet submitted payment. We ask that you please submit payment to the address below or reach out to Carleen to set up a payment plan.

The Ledgewood Association
P.O. Box 360484
Strongsville, OH 44136

We do not currently have a way to submit payments online, but are working on a solution and will be providing an update later this year. For more information, contact Carleen Sundvall at csundvall2@outlook.com or 330.887.5753.



A FRIENDLY REMINDER

YARD SIGNS ARE NOT PERMITTED

WE ASK YOU TO KINDLY REMOVE THE SIGN FROM YOUR LAWN

Metal, wood, plastic, etc promoting a business, political party, or initiative are not allowed.

LIGHT UP THOSE LAMPOSTS

If you've lived here long enough, you've probably had some kind of battle with your light post. Bulb changes are easy but sometimes the fix just is not that simple. Diagnosing and fixing these issues are so important because the light posts are Ledgewood's only source of sidewalk and street lighting.

Here are some tips to help diagnose and fix the problem, shared by your fellow residents:

- Not the lightbulb? Try replacing the sensor. A new sensor can be purchased locally at True Value on Prospect Ave or Home Depot on Pearl Ave. Don't forget to turn the power off. The light posts are generally on the same switch as the garage. There are two screws holding the sensor that needs to be removed in order to unclip the old one. Some may not have a clip and the wires will need to be stripped to install the new one.
- Replacement globes and light posts are available on Amazon and Home Depot.
- If your light post is working fine but needs some sprucing up, Ledgewood resident Mark Opperman can help. He offers a variety of services, including cleaning, replacing the globe, and painting. Links, model numbers, and how to contact Mark will be posted in the FAQ section of the HOA website, which can be found at www.theledgewoodassociation.com/faqs.

If you do not have access to the website, please call the HOA, leave a message and someone will call you back. Hopefully, these tips will ensure that everyone gets their light posts lit. Please don't make us or the city get in touch. It is a city violation to not have them lit.

RESERVE YOUR PLOT TODAY - LEDGEWOOD COMMUNITY GARDEN

Membership is granted first to returning gardeners, then on a first-come, first-serve basis. Annual membership fees are based on plot size and the number of plots rented by each member. We have a limited number of various sized plots available each year exclusive to Ledgewood residents. Everyone who rents a garden plot maintains their own plot(s) and is also asked to volunteer with other aspects of the garden, like weeding shared spaces, mulching paths, and maintaining the tools/equipment (i.e., water tank, hoses, etc.)

If you're interested in participating in the Ledgewood Community Garden, please contact Kim Gillespie via email kimdmler@gmail.com, the Ledgewood Facebook page, or via www.theledgewoodassociation.com/community-garden.

