

2020 ANNUAL REPORT

The Ledgewood Association



A YEAR OF GRATITUDE.

by Ken Angermeier, Board President

2020 has been a year of learning, pivots, and support as we navigated the changes COVID-19 brought our way. Thank you to the whole neighborhood for coming together with many offers of support and advice. We had meetings with various groups to help create new pool procedures, as well as with other Strongsville neighborhood associations to share plans. We also had one-on-ones to stay on top of the ever-changing directives. Many thanks to my fellow Trustees who put in many unanticipated hours of work this year in their volunteer roles.

It's great to know when the times get tough, we can rely on each other. There are many stories of neighbors helping neighbors; neighbors lifting each other's spirits with greetings shouted across the street, as many found walking as a way to get out of the house and enjoy our neighborhood. You got creative - displaying bears in windows, painting rocks, posting daily jokes, gifting cakes, and connecting in other ways. All were helping to bring neighbors together.

The following are the year-end reports from the pool, common grounds, and architectural review. But I did also want to mention three shared accomplishments:

- The Trustees worked to stay abreast of the governor's COVID-19 announcements and then navigated the mandates published by the Cuyahoga County Health Department. The Ledgewood pool was one of the few association pools that opened this year. Great work by the pool Trustees, managers, and staff that made it happen. Also, thanks to all the neighbors who partnered with the team to navigate the new operating procedures.
- We set a goal at the beginning of the year to improve communications between the Trustees and the neighborhood. I whole-heartedly believe we have made tremendous strides in doing that. The ever-changing environment made that necessary, and you heard a lot from us this year because of it.

The Association remains fiscally sound. Even with the increased staffing necessary to open and run the pool this year, we maintained the annual budget as outlined in detail provided. We are also on track to contribute to the Association's reserve as planned and outlined in the 2019 Reserve Study.

Thank you for your part in bringing the neighborhood together and supporting each other. I look forward to the Ledgewood Association's continued success as new Trustees come on to add their knowledge to existing talented Trustees.

THE POOL

by Holly Zadony, Ledgewood Trustee

The 2020 pool season was one like no other! COVID-19 threw major obstacles at us and we were uncertain if we would be able to open our neighborhood pool at all.

After working closely with the Cuyahoga County Board of Health and countless hours of planning, we were able to open the Ledgewood pool safely.

The pool operated very differently this year. Reservations were required to access the pool and temperatures were taken upon arrival. Social distancing was strictly enforced, ensuring households stayed at least 6 feet apart. The pool was divided into 12 lanes, with each household being assigned a lane. Masks were required inside the clubhouse and restrooms. Hot touch zones were sanitized every hour and restrooms were professionally cleaned daily. The pool was closed on Mondays and Thursdays for deep-cleaning the bathrooms and clubhouse.

Unfortunately, we were not able to provide tables or chairs this summer. Lastly, residents could not invite guests to the pool and the swim team season was canceled. Only one individual, an employee, tested positive for COVID-19. Thankfully, no other employees or residents who came into contact with that individual contracted the virus.

We would like to thank our amazing pool staff. Pool Manager Lindsey Schneider spent countless hours making sure everything was running safely and smoothly. Assistant Manager, Brandon Rhoda, managed the pool mechanics and kept the pool clean and crystal clear. Head Lifeguard, James Race, and our 11 other lifeguards did an incredible job implementing the rules and keeping residents safe. Our five “COVID Crew” employees did a wonderful job with temperature checks, cleaning the hot touch zones, and monitoring social distancing.

We would also like to thank all of YOU! We couldn't have kept the pool open this season without your help and cooperation. With all of the new rules and changes, it was not a typical summer at the pool. However, our neighborhood came together, embraced the changes, and we were able to enjoy our lovely Ledgewood pool this season. Our Ledgewood pool was one of the very few development pools to open this summer in Strongsville. Here's to hoping for a more normal pool season in 2021!

Finally, we also tackled a few pool projects this year, including detecting and fixing leaks in the main pool and baby pool and improving the main pool's backwash system. The plumbing will be buried in the upcoming weeks.



COMMON GROUNDS

by Nancy Picard, Ledgewood Trustee

This has been an unusual year for all of us.

This past winter, our maintenance crew took on the replacement of nearly half of the ceiling soundproofing. The chair racks in the closets were completed. They also upgraded several items in the restrooms. The restrooms, lobby trim and doors were repainted, along with most of the building exterior as well. Hopefully, we will all enjoy these facilities soon.

Regular maintenance tasks also included: the repair and replacement of the lights at the Pearl Road entrance; repainting and sanding (for slip proofing) of the steps from Falling Leaves to the playground, the bridge over the creek and behind the garage, and the rear exit ramp to the clubhouse; refinishing the picnic tables in various locations.

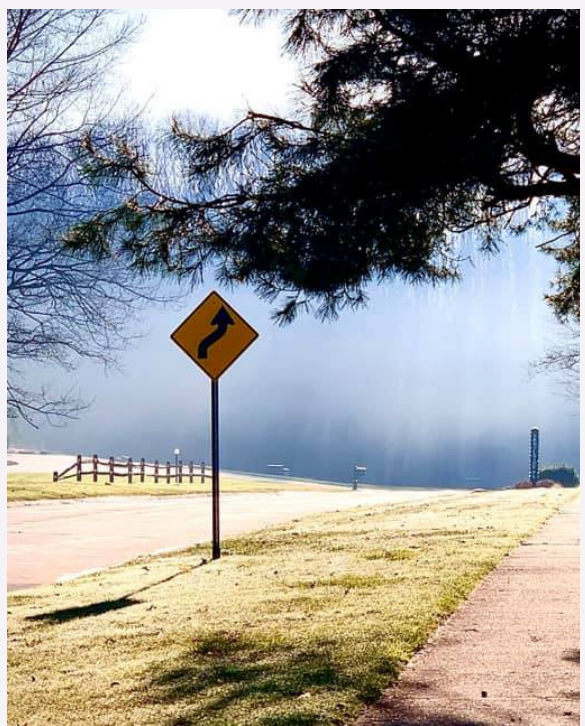
We contracted for the repair and relocation of the vault water system for the pool. The leak in the old system was detected when the city replaced and enlarged the culvert under Falling Water near the clubhouse.

Our landscaping company refreshed the river rocks along Falling Water. We have contracted to have all the split rail fencing replaced this fall with pressure treated materials. Many areas were in disrepair and as this fencing ages, it becomes difficult to repair rails and posts with matching materials. We began the process of contacting fencing companies in May and June. November was the first available time on the schedule of our selected contractor.

This year we were aware of water issues in many common areas. The city does not have any information about the various drains in Ledgewood.

As we locate drains in common areas, our maintenance people put them on a regular inspection schedule.

As always, our goal is to maintain our shared facilities in ways that keep up the aesthetics of our beautiful neighborhood.



ARCHITECTURAL REVIEW

*by Nicole Rosario & Zarina Melik-Stepanova,
Ledgewood Trustees*

Even a global pandemic couldn't keep Ledgewood from being one of the most beautiful and coveted places to live in Strongsville. We work hard on maintaining our yards and beautifying our houses. Our work pays off when some of these houses hit on the real estate market and sell in a matter of days.

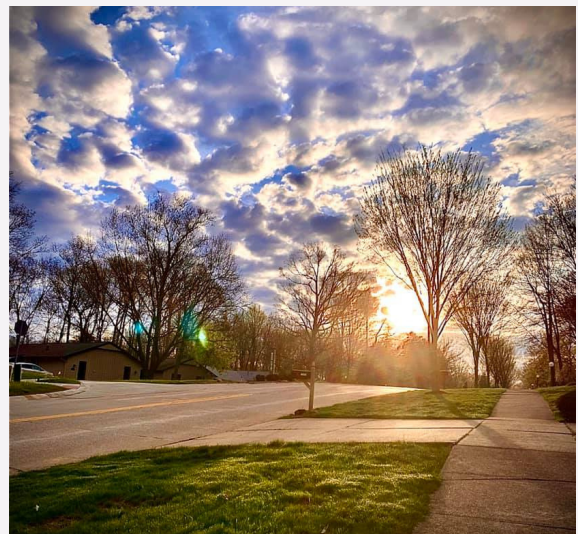
We would like to thank you for your hard work and dedication to keeping our neighborhood beautiful. This year, we conducted our Annual Walk-Through alone in mid-June. Thanks to so many of you for maintaining your yards and to those who got letters from us and fixed any issues we may have mentioned.

A few guidelines to remember:

- Contact us with pictures, specs, and plans when working on home projects, including deck, fence, roof, or siding work. We will work with you to gain board and city approvals and permits before starting any work.
- Please do not display any signs on your property or anywhere else in the neighborhood. Real estate signs are the only exception. No political signs, flags, or posters of any kind are permitted.
- All sidewalks need to be accessible to pedestrians. Trim trees and bushes, move your vehicles, and brush the river rocks to the side. Additionally, please maintain your post lights so our streets are safe and easy to navigate.
- Remove dead trees, limbs, branches, shrubs, and all debris from the front of your properties. And, finally, please remember to store your garbage cans out of sight unless it's trash day.

Food Truck Fun

We enjoyed food and treats from 6 feet apart with our neighbors when two area food trucks set up shop in the pool parking lot. They provided some much-needed relief to summer living in quarantine. Thank you to Off the Grid and Kona Ice for coming into our neighborhood!



COMMUNITY GARDEN

by Kim Gillespie, Ledgewood Trustee

“To plant a garden is to believe in tomorrow.” Audrey Hepburn

Successful community gardens rely on teamwork. The 2020 edition of the Ledgewood Community Garden welcomed a few new and returning families to grow their own organic fruits, vegetables, and flowers right here in our neighborhood.

The Ledgewood HOA provides space for us grow a multitude of delicious produce and flowers, including various tomatoes, hot and sweet peppers, squash, pumpkins, green beans, lettuce, cabbage, kale, chard, garlic, ginger, oregano, basil, rosemary, nasturtiums, marigolds, azaleas, hollyhocks, dwarf sunflowers, and much more! This year’s harvest has been abundant and rewarding! Our bounties carry on well into the fall as we continue to harvest the fruits of our labor.

Ledgewood Community Garden Background

The garden was formed in 2008 to provide Ledgewood residents with gardening opportunities for their physical and social benefits. The Community Garden is a non-profit entity created by a charter group of Ledgewood residents and is independent of the Ledgewood Association. Membership is granted first to returning gardeners, then on a first-come, first-serve basis. Utilizing our current garden capital fund (exclusively from garden membership fees), we made the following improvements:

- Tore down and rebuilt deer fencing (should be able to protect all of our hard work from the hungry deer and other wildlife over the next couple of years).
- Painted our existing water tank (lengthens the life of the tank by minimizing UV exposure that can age the tank, minimizes algae growth in the water, and keeps the water cool).
- Replaced one of the hoses and connectors.
- Built a more secure door for access.

Annual membership fees are based on plot size and the number of plots rented by each member. We have a limited number of plots of various sizes 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.).

Plots are Available Next Year!

If you’re interested in joining us in the spring of 2021, please contact me via email kimdmler@gmail.com, the [Ledgewood Facebook page](#), or via www.ledgewood.org.



A VIRTUAL ANNUAL MEETING

This year's Annual Meeting will be held virtually via Zoom on Nov 15, 2020 at 2:00 PM EST. Registration will be required for attendance and voting purposes.

Several Ways to Join the Zoom Meeting

You have the option to participate via computer, smart phone, or tablet. The registration link is posted on the home page of LedgeWood.org and below.

https://zoom.us/meeting/register/tJ0tcuCszzooHtLjWPd_bL2KIyQguWxyVW56A

How the Zoom Meeting Will Work

Once you register, Zoom will automatically send you the link to join the meeting. Or, if you would like to call into the meeting, use follow the steps below:

1. Dial 1-312-626-6799
2. When prompted enter the meeting ID: 990 5941 1246 #
3. You will then be prompted to enter the meeting Pass Code 731306.

Can't Make the Meeting?

If you cannot attend the meeting, please submit your proxy card. You can mail a printed copy or submit an electronic version online by clicking the link below or the link that appears on the home page of LedgeWood.org.

<https://forms.gle/4xoXPcEbiKiXsWSb8>

TIME TO UPDATE OUR DIRECTORY

Our LedgeWood directory is outdated and ineffective. We would love your help in updating the information to ensure that we have accurate contact information.

How to Update Your Contact Info

Please send an email with the following information to Nicole Rosario at nicole@ledgeWood.org or fill out the electronic form at:

<https://forms.gle/BjN3WHipLsyDMTCi9>

