

Tower Lakes Times

July 2024

www.towerlakeshoa.com

NEW BOARD OF TRUSTEES



*Bruce Messer, 2025**
President
Trash Pickup
307-274-0729



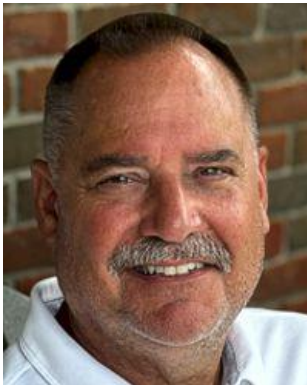
*Joe "JP" Petrycki, 2025**
Vice-President
Neighborhood Watch
419-565-1191



*Pat Lapczenski, 2027**
Secretary,
Asst Treasurer
419-571-1441



*Melanie Riggleman, 2025**
Treasurer
419-564-9447



*Mark Wilcheck, 2026**
Member
Snow Removal, Lawncare
740-961-9459



*John Grove, 2027**
Member
Snow Removal, Lawncare
419-565-1729



*Melinda Kunkel, 2027**
Member
Website, TL Times
615-482-6387



*Marilee Kastran, 2026**
Member
Farmhouse
419-564-3462



*Chris Baldasare, 2026**
Member
Variances
419-543-2480

**Term Ending Date*

COMING UP

August 8
Social Committee, 10 AM

August 8
Trivia Night, 7 PM, \$3
RSVP to Melinda, 615-482-6387

August 13
Board meeting, 7 PM

August 22
Women & Wine, 7 PM, \$2
RSVP to Marina, 567-241-2805 -
Let her know if you are bringing
wine or an appetizer

August 30
Bagged Yard Waste Collection
1:00-1:45 PM, \$1 per bag

September 8
Burgers & Brats, 4 PM, \$TBD

September 10
Board meeting, 7 PM

September 21
Breakfast at the Farmhouse
9 AM, \$TBD

September 27
Bagged Yard Waste Collection
1:00-1:45 PM, \$1 per bag

October 3
Introduction to Bunco
Time TBD

All events at the Farmhouse.

*Go to the website calendar
for more details*



towerlakeshoa.com/calendar

ICE CREAM SOCIAL

The Social Committee hosted 48 residents for its annual Ice Cream Social on June 30th at the Farmhouse. We added a tent for additional seating outside, which worked well on a beautiful day.



STAY INFORMED

Go to the website at towerlakeshoa.com.



Watch the news scroll at the top of the page to see the latest updates on a variety of topics, including what other information has been added to the website recently.

Follow links from the Home page for more detail about important developments, such as the Phase 5 construction.

Have questions? Ask a board member.

Need a form for a variance, to re-stain your deck, or to rent the Farmhouse? Scan this code:



towerlakeshoa.com/forms

THANK YOU

to all the candidates and residents who came to the Meet the Candidates night at the Farmhouse on July 18th. We had just short of 50 attendees. We had many favorable comments from residents about the opportunity to meet the folks who will represent them on the Board of Trustees.

We appreciate all the questions and hope you stay involved & ask even more questions as we move forward in 2024.

Thanks to Faith Proietti for serving as emcee for the night.

THANKS

to Gary Anania, Bill Leffel, Tom Studer & Larry Madeker for their service on the HOA Board of Trustees!

Welcome new residents Gary & Rebecca Thomas on Princeton

TL COMMITTEES

SOCIAL

Melinda Kunkel	Karen Conard
Bonnie McQuown	Jo Kaufman
Marina Tambasco	Joyce Curry
Marilyn Humeston	Ruth Auker
Lori Brubach	JoAnne Baker
Ruth Anania	

NEIGHBORHOOD WATCH

Joe Petrycki	Patty Good
Carolyn Shumway	Gary Anania
Chuck Shumway	Karen Conard
Lori Brubach	

TREES

Steve McKee	Dean Ransdell
Chris Baldasare	JoAnn Baker

WELCOME

Megan Reiner
Lori Brubach

BEAUTIFICATION

TOWER LAKES HOA ANNUAL MEETING

The Tower Lakes HOA held its annual meeting on July 30th at the Berean Baptist Church on Middle-Bellville Road. Board President Gary Anania welcomed over a hundred residents (representing 101 buildings) to listen to several guest speakers, along with the current board, talk about the state of things in Tower Lakes.



Brandon Hunsinger

Brandon Hunsinger, managing partner of Hunsinger Builders, started things off by showing a map of the upcoming Phase 5 of the development. He indicated that the new area will include 14 doubles and 15 singles. While engineered to extend Cape Cod all the way back out to Straub Road, that will not happen initially.

He currently expects asphalt work to be complete by Thanksgiving, though as always in construction, weather may play a role. In response to a question, he committed to doing what he can to control the dust affecting residents nearest to the work.

Independent agent **Brian Hamilton** addressed the group about insurance. He pointed out that the HOA's bylaws were incorporated as part of the policy. He reiterated that the HOA's policy covers from the drywall out, while the owner's policy was responsible from the paint in. And he clarified that in case of a claim, the carrier (Auto-Owners) pays the HOA because that's the name on the policy. The HOA then writes a check to

the owner. It seems like an extra step, but must happen that way for legal reasons.

Brian offered to review any owner's policy to make sure there was no gap in coverage between the HOA's and the owner's policy, even if that owner's policy was not through his agency.

Treasurer **Melanie Riggelman** reviewed the financial results with the group. At least part of that information is posted on the password-protected portion of the website.

Tom Studer noted that 54 variances had been processed in the last year, with changes to landscaping being the most frequent request. Variances must be approved prior to work being done. Forms to submit a variance are available on the website, under the Forms tab.

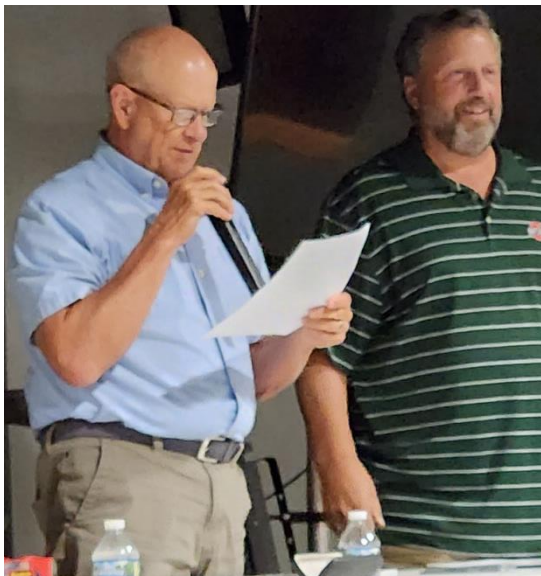
Board member **Chris Baldasare** reviewed beautification efforts over the past year, including a walk-around to identify projects. The gazebos will be pressure-washed and re-stained in the near future.

Chris also explained the process the tree committee is working through to add more trees to the community. With bids coming in, he noted that prices for trees have risen dramatically, while the actual availability of trees has fallen. Pending board approval, he hopes to see plantings in the fall, though it could extend to next year.

Gary Anania discussed issues related to lawn care, including the extremely wet spring. He noted that this is year one of a three-year contract with the mower vendor, who continues to struggle to find and retain workers at an affordable rate. He pointed out that our contract essentially cost \$12.00 per mow per yard, far less than what it would cost to contract someone to mow a single yard.



Brian Hamilton



Tom Studer & Gary Anania

Snowman John Grove reminded residents that for the last couple months he has collected bagged yard waste at the Farmhouse, then hauled it to the Cairns Road site. He will be there again at the end of August.

John also noted that while the average snowfall in Mansfield is 49 inches, it was only 10 inches last winter. He talked about some of the issues the new snow vendor had last year. That vendor will have a better understanding of the community's expectations this year.

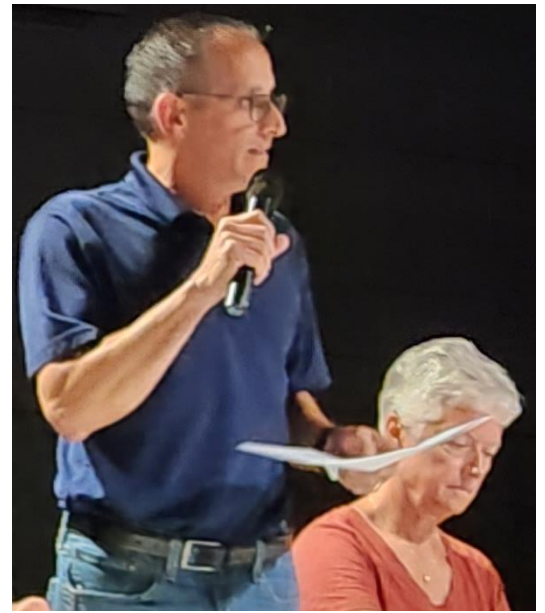
Joe Petrycki noted that while Mansfield ranks in the top ten most dangerous places to live in Ohio, there is not much to do in terms of Neighborhood Watch, because we've had no issues with crime in Tower Lakes. He expects to focus his committee's educational efforts on cybersecurity over the next year.

Joe credited Melinda and Dave Kunkel for revising and maintain the website, which is now an information source for all residents.

Vice-President Bill Leffel noted that over the past year the Farmhouse had undergone a safety inspection by the Fire Department, had a thorough cleaning of the basement, and had replaced the eighteen-year-old furnace. Wi-fi service was added, along with a television donated by resident Dave Kunkel.

In addition to social events and daytime card games, Bill noted that the Farmhouse had been rented 21 times by residents. He pointed out that the form to reserve the building is on the website.

Gary Anania asked members of the Social Committee to stand for a special round of applause in recognition of the job they had done during the year coming up with events to spur a sense of community at Tower Lakes.



Chris Baldasare & Melanie Riggeman



Following the board presentations, the board announced the election results. Our accounting firm, Banks & Associates CPAs, counted 69 absentee ballots, which were added to the 67 ballots counted at the meeting. The proposed change to the bylaws passed. The newly elected board then held an organization meeting, with individual responsibilities assigned as shown on the front page of this publication.