



From the President

We, the Woodstream Home Owners Association (WHOA) Board of Directors, are looking forward to a busy and exciting year. A few of the items we are working on this year include the following. We will be making improvements to our entry ways, establishing the neighborhood block watch crime prevention member roster. We would like volunteers to this; it's easy and makes you a part of our community. Also we are looking at ways to create walking areas in our open space to enjoy nature and exercise. We want to welcome our new families to the neighborhood, our current neighbors please introduce yourselves when walking through our community or just stop by and say hello.

We have committee members from landscape, architectural, social, and rules enforcement that are working hard on these improvements. Please feel free to join one of our committees if you would like. We will need a new Treasurer on our board, so please make yourself available at the next board meeting. A meeting notice for a date will be published at the main entrance coming soon!

We would like to hear from all members of the community for suggestions and ideas on these items. If you have any comment to these committees or any other concerns about our neighborhood. Please E-mail or call me anytime.

Chuck Grabner,
president@woodstreamhoa.com, or call 920-9361.
(E-mail is best, thank you)

WHOA Directors & Committee Chairs

Directors	Title	E-mail
Chuck Grabner	President	president@woodstreamhoa.com
Gary Bush	At-Large	board@woodstreamhoa.com
Don Kalmanir	At-Large	board@woodstreamhoa.com

Committee Chair	E-mail
Architecture Goran Radivojevic	architecture@woodstreamhoa.com
Landscape Ann Brocker	landscape@woodstreamhoa.com
Rules Enforce Alicia Coats	rules@woodstreamhoa.com
Social Gail Hale	social@woodstreamhoa.com

Woodstream's Web Site is Active

After months of looking at the "Under Construction" web page, the Woodstream Homeowner's Association web page is on-line. Please check it out at:

<http://www.woodstreamhoa.com>

E-mail any questions, comments, or suggestions to the webmaster at: webmaster@woodstreamhoa.com

Happy Spring from the Social Committee!

First of all, I'd like to thank everyone who made the Luminary Sale a great success. From the committee members who helped, to each neighbor who chose to beautifully light up our community by purchasing a kit. Thank you for your support.

Speaking of support, we have some fun things planned for this year and could use your help. If you would like to be a part of a great group of neighbors and help plan future events, we can use you. If time doesn't allow you to attend meetings, we could also use your help financially or with merchandise donations. Since we are a new committee, we don't have the resources built up yet to fund all the events we'd like to put on. And since we are self supporting and don't receive any funding from the Association Dues, any help would be appreciated. Please consider joining us.

If you are interested in helping in any way, you can e-mail us at our email address at:

social@woodstreamhoa.com

Some of the activities our committee is putting together for this year are:

- Easter Egg Hunt, which has probably already happened as you read this.
- Community Garage Sale on May 18th & 19th.
- The Bike Parade on July 4th.
- A Community Picnic/Block Party (date to be announced)
- Pumpkin Carving Party
- Outdoor Christmas Decorating Contest
- Gift Baskets for new neighbors.

We hope you and your family will get involved and come join us for these events. Look for our new website coming soon and have a great summer!

Chair: Gail Hale ... social@woodstreamhoa.com

Architectural Committee Report

Well, it is that time of year. The sun is shining and we all look forward to doing some cosmetic changes to our houses and lots. **BEFORE YOU DO ANY CHANGES, PLEASE READ YOUR DEED RESTRICTIONS / COVENANTS.** As homeowners in Woodstream, we are all required to follow these covenants.

The Woodstream Homeowners Association Architectural Review Committee (WHOA-ARC) is happy to work with all homeowners to enhance the value of your property as well as your neighbor's. Really, that is what these deed requirements / covenants are all about. To receive approval for an architectural change to your home, please fill out a request form and as long as your proposal meets the deed requirements, your approval should come very quickly.

Year to date, the WHOA-ARC has received five architectural review proposals. The committee is happy to say that all of these proposals have been approved. These approvals were delivered back to each homeowner in less than 30 days of the original request date. The reason for the quick turnaround is that the homeowner has submitted all the required paperwork the first time and the committee has not had to ask for further information.

Should any member of the Woodstream Homeowners Association wish to serve on this committee, please contact our CHAIR – Goran Radivojevic at: architecture@woodstreamhoa.com.

Rules Committee Report

The winter months saw very little activity with this committee. There have been few issues. Improper storage of vehicles and trailers has been a concern. Please read the Covenants and Restrictions to be certain you aren't in violation.

If any resident notices an infraction, please send a letter to the WHOA PO Box to the attention of the Rules Committee. The issue will be investigated fairly and action taken, if needed.

The Rules Committee needs several more members at this time. If interested, please send an e-mail to the Committee Chair, Alicia Coats, at:

rules@woodstreamhoa.com.

Landscape Committee Report

Spring! - A busy time for the Landscaping Committee. The Woodstream entrance is one of our top priorities. We would like to add stone work around the flower beds, add more weed and feed to our green areas, replace dead trees and learn how to operate the sprinkler

system and expand it so colorful flowers can be added to make a dramatic entrance.

Basic maintenance has our constant attention. Mowing, trimming and mulching has begun. The main drainage ditch off old Amanda-Northern Road is being reworked. And the Woodstream entrance fence was repaired.

Future plans include new uses for our green space and a stone sign to replace the wooden one.

We would love to hear your ideas. And please consider joining the Landscaping Committee to help keep Woodstream a great place to live.

Ann Brocker... Email: landscape@woodstreamhoa.com

We need more members on all of our Committees. Please consider joining one of them to help your community.

Luminarias Were a Big Success

Many Thanks to the Social Committee for coordinating the Luminaria program for the development this past Christmas. The sight of the many lights lining our streets on Christmas Eve was stunning.

Christmas Eve is always a busy time. Another Thanks goes to those participating homeowners, who took the time to set out and light their Luminarias. By 6PM that evening, the streets of Woodstream were bathed in the warm glow of the shimmering white bags. Very Impressive!

Let's see if we all can't make this year's display even more impressive. At \$10 per box of 12 Luminarias, the cost was very reasonable. The small surplus remaining from the last sale will help fund future Social Committee functions, such as the Easter Egg Hunt and the neighborhood picnic. Costs for such activities are not planned to go against the Association's general funds.

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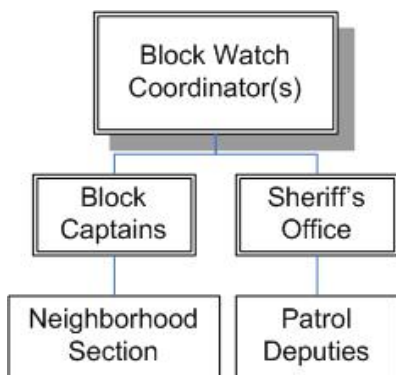
Block Watch Off to a Slow Start



We've had two meetings with Fairfield County Sheriff Dave Phalen and his deputies. They provided some great information on protecting our homes and neighborhood. The winter has slowed our activities, but not our enthusiasm. Another meeting with the Sheriff will be planned soon.

Our biggest need right now is for Block Captains. We estimate we'll need about 6 – 8 volunteers to fill these very important posts. They should be geographically located around the development.

Block Captains serve as communication points to their section of the neighborhood. Information may come from many sources and have many forms. There may be incidents or statistics from the Sheriff's Office, local papers, or the schools. The WHOA Board may have special security instructions to pass to the residents. A neighbor in one section may notice a problem to alert others nearby. Block Captains will fill the intermediary role in the communication process, both up and down the chain. Graphically, their position might look like the following:



The current plan is to have one Block Captain in the "village" and six or seven in the main development. Suggested placements include two each on both Woodstream and Shady Maple Drives and the rest in the sections between those two streets.

If you want to serve in this capacity, please contact one of the Directors. It'll be a great way to meet your neighbors and to serve the community. In any event, every homeowner should strive to keep the Block Watch 'alive' by keeping your eyes and ears open to anything unusual happening around your immediate neighborhood. Call the Sheriff's Office at 800-808-5223 to report suspicious activity of a potentially criminal nature. Of course, use 911 in real emergencies. For anything else, you'll call your Block Captain once we get them.

The Home of a Block Captain may also be designated a "Safe House" for area children to use, if they should feel threatened, when outside their own home. This additional service would be separate from the Block Captain duties and be purely at the discretion of each individual. In any event, the Directors will also be looking for volunteers for this very important job, too.

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Please protect our open space and wooded areas.

Recently we witnessed a few children back in the woods in our open space area and woods vandalizing. A young child was witnessed cutting down trees back in the area by the creek. They have chopped down about 25 trees ranging from 3 to 6 inches in diameter. Please let's preserve what nature we have left. If you know of a child that may be carrying an axe or a saw, please let their parents know that this must be stopped. We now have people observing this area and if we find the perpetrators we will report them.

Parking vehicles on the street

Please let's minimize parking on the streets. It is OK for overnight parking, but continuous parking on the street is asked to be avoided. Many children are now on the streets due to the spring and summer weather. It is unsightly and can be dangerous for pedestrians and bicyclists on the streets, as drivers who have to avoid and swerve around them may not see someone. Results could be life threatening. We also have a few vehicles that are abandoned and have not moved in along time. We have reported them to authorities and they will be ticketed and eventually towed away.

Mini-Bikes & Go-Carts are Fun, But ...

Our neighbors owning the property on the West side of our development have been complaining about mini-bikes, ATV's, and go-carts running through and around their property. Please observe the laws about trespassing.

Please Watch Your Speed !!!

There have been repeated instances of speeding through the development and failure to observe stop signs. While the most common reaction is to blame outsiders, sadly that's not been the case. Our residents have been equally at fault.

Everyone gets in a hurry. It's just a fact of life today. But, a moment's inattention could lead to a lifetime of misery for a parent or for the driver.

Please observe the 25 mph speed limit and stop at the stop signs throughout Woodstream.

No Hunting Allowed !!!

Several instances of hunting on Woodstream properties have occurred. While they involved only youths with BB or pellet guns shooting at birds, they represent a potential hazard to our community. Stray or ricocheting

pellets can cause damage or injuries. The Sheriff's Office has noted that there is a \$500 fine for hunting or shooting within a residential development. Parents should advise their youngsters of this very costly rule to avoid incurring this hefty penalty.

Additionally, it is unlawful to shoot songbirds in the State of Ohio. Another costly penalty may be felt for such actions. Most people don't know the difference between a songbird and a "nuisance" bird, but that difference could cost a parent more than a few dollars.

Just as information, the Woodstream development extends from Busey Road on the North to the empty fields beyond the southern bend of Shady Maple Drive on the South. On the West side, we extend from the empty fields behind the back yards along the main (North-South) part of Shady Maple Drive to the fields on the far (East) side of Sycamore Creek. All the woods along both sides of Sycamore Creek are Woodstream's common property. Hunting is not permitted within these boundaries.

We appreciate everyone's cooperation in observing this restriction. The sheriff will be called if it continues.

Architectural Review Requirements

Any changes to the exterior of your house or yard require approval from the Architecture Review Committee. From a new mailbox to a fence or flower garden. From a deck to a new front door. A swimming pool or hot tub. Repainting in a different color or changing your shingles. The Woodstream Covenants clearly spell out the need to get approval for any exterior changes.

While this process may seem ominous and daunting, it really isn't. Simply obtain a review form from the Committee. Fill it out and submit it to the Committee with a sketch of the changes. You will quickly hear back if they have any issues. Your approval will follow shortly thereafter. While the Covenants state the review may take 30 days, the committee normally takes nowhere near that long. But, please plan ahead. Don't wait until the last minute.

In addition, structural changes both inside and outside may require permits from the Violet Township or Fairfield County Building Inspectors. Permits are required for decks, patios, and basement renovations. Anytime electrical or plumbing changes (not replacing faucet washers, toilet valves, etc.) are made, the local inspectors require a permit to ensure safety and health regulations are being observed.

Not obtaining approvals from either our committee or these governmental agencies could cost you dearly after the fact. The purpose of these approvals is not to make your life more difficult, but rather to keep our

neighborhood attractive and uniform and to maintain the safety of your home.

Architectural forms can be obtained by e-mailing Tony Powers at tpowers@insight.rr.com or on the website.

Replacement Mailboxes

Woodstream restrictions require all of us to use similar mailboxes. We've learned that the Bronze-colored mailbox previously used by the builders is no longer available. Several very similar mailboxes are available at both Home Depot and Lowes:

Home Depot: The Arlington Bronze, T2 size,
Mgr# AR15T000, costs \$75.00, or

Home Depot: Solar Group's "Madison", Bronze,
Mfr # MAD015BZ, costs \$34.94
(probably not as durable), or

Lowes: The Estate series in Bronze, costs \$62.98.

Post covers for 4x4's are also available, but no one has a post just like our current posts.

As all mailboxes need repainting at some point, we suggest Rust-Oleum's brand hammered paint, available in a spray can #210880 Brown. It's available anywhere paints are sold. All mail boxes should be in this color.

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Calendar of Events

Sat., April 7 - Easter Egg Hunt (3PM)

Fri/Sat, May 18/19 – Community Garage Sale

Wed. July 4 – Children's Bike Parade

August ??? – Block Picnic

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Sign up now . . .

Be a Block Captain

Be a Safe House

Safety First !!!

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