



"A Stone's Throw"

MAIL: Stonegate Property Owners Association P.O. Box 76 Medina OH 44258-0076

EMAIL: spoaboard@gmail.com

Stonegate Property Owners Association

2025 First Edition Newsletter

2025 Upcoming Events



SUMMER

Back to School Ice
Cream Truck

4523 Ledgewood Dr
August 18, 2025
6pm-7pm



FALL

Pick a Pumpkin
Event

Richardson Farms
October 5, 2025
1pm-3pm



WINTER

Holiday Lights
Contest

Judging
12/15-12/19

2025 Priorities and Goals

1. Delinquent Dues Recovery Project
2. Protective Covenant Updates
3. Stonegate HOA Website Creation
4. Electronic Payment Use
5. Staffing of Committees -Architectoral, Events, Website, Communication to Members

Please volunteer to join one or more of the needed functions under #5. This community belongs to all of us, and each of us has a responsibility to maintain, build, and nurture a successful neighborhood.



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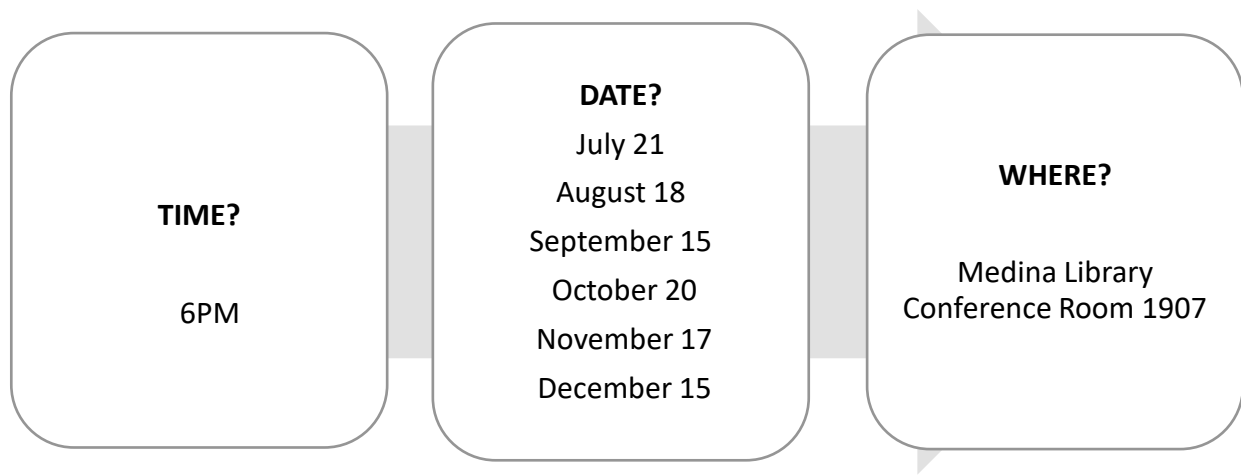
Architectural Update

As homeowners, we are always looking for ways to enhance, improve, or spruce up our property. Making structural changes through additions or replacement to the existing building or outdoor living space gives us that opportunity. These upgrades add curb appeal & increased value to the property we call home. In the coming months, those of us who want to make these improvements will begin preparations.

Please be mindful before starting your project(s) that all improvements deemed structural are required to have the appropriate permits from the County and Township plus "required review approval" from our HOA. All nonstructural outdoor improvements need "required review approval" of the HOA.

We all have the common goal to keep our neighborhood beautiful and well maintained. Please help us by following the proper process when looking to make changes.

2025 Remaining Board Meetings Schedule





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Dues Update

Annual Dues of \$100 are due!

The Stonegate Board of Directors voted and approved (at the annual meeting in January 2025) an increase in our annual dues to \$100. The reasons for this increase are:

1. Anticipated higher legal expenses associated with updating our HOA Covenants;
2. Completion of critical new projects including the clearing of high risk Ash trees in our common areas, and creation of a HOA Website;
3. Amount of delinquent homeowners not paying annual dues over the past several years (and the potential costs of recovery);
4. General inflationary rise in costs.

Along with continued fiscal responsibility this increase will help the HOA avoid deficits and helps us prepare better for our future.

Kiwanis

Did you know that Stonegate HOA participates in the Parade of Flags through Kiwanis? Since we do this- you as an HOA member will receive a discounted flag price (\$30 instead of \$40/yr)!! These flags look beautiful through the neighborhood and any funds received are used locally benefiting children and Veterans.

They do all their subscriptions on their website. www.medinakiwanis.org

Landscaping Update

The HOA Board obtained multiple quotes this year to potentially switch landscaping providers however Jackson Hunter was by far the best price. We have decided to try them out again for this year and closely monitor their work. We have approved a quote for clean up with mulch or rock where needed as well as the continued mowing of common grounds. Jackson Hunter states this will be done the second week of July. Rainy start to the season did not help. We are aware the common grounds and culverts need attention and we cannot wait to see this complete!



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Financial Update

Business Account as of 3/31/2025	\$18756.48
Reserve Account as of 12/31/2024	\$10469.94
Expenses as of 3/31/2025	\$2,575.48

2024 Financial Statement and 2025 Budget

Reviewed, dispersed and voted on at Annual Meeting 1/23/2025

Item	2024 Budget	2024 Actual	2025 Budget
Insurance	\$1,335.00	\$1,484.00	\$1,500.00
CPA -HHL	\$1,000.00	\$0.00	\$1,000.00
Attorney	\$5,700.00	\$1,200.00	\$5,000.00
Website	\$4,000.00	\$0.00	\$4,000.00
P.O Box/Safe Dep Box	\$297.00	\$273.00	\$300.00
Admnstrative (copies/postage/printing misc)	\$3,000.00	\$1,065.29	\$5,000.00
Normal Property Maint. & Landscaping	\$9,000.00	\$7,728.56	\$12,000.00
Other Property Maint. & Landscaping	\$10,000.00	\$11,600.00	\$5,000.00
Events	\$4,000.00	\$2,265.09	\$4,000.00
Hospitality/Kwanis Flags	\$360.00	\$330.00	\$400.00
Bank Service Fees	\$60.00	\$60.00	\$60.00
Misc Other Bank fees	\$500.00	\$353.63	\$500.00
Total Expenses	\$39,222.00	\$26,357.57	\$38,760.00
Proposed Property Assessment			\$100.00
Number of SPOA Members Dues			279.00
Revenue			
Dues Collected/Branch Deposits	\$23,035.00	\$20,101.80	\$23,100.00
Dues Collected/Elec. Deposits		\$1,181.36	\$2,000.00
Less: Electronic Deposit Fees	\$0.00	-\$80.34	-\$150.00
Less: Returned Check Charges	\$0.00	-\$185.00	\$0.00
Net Revenue Collected	\$23,035.00	\$21,017.82	\$24,950.00
Checking Account Reconciliation			
Begin Checking Account Balance (Jan 1)	\$23,231.30	\$23,231.30	\$17,971.89
Add: Revenue Collected/Deposited	\$20,919.00	\$21,098.16	\$24,800.00
Total Cash	\$44,150.30	\$44,329.46	\$42,771.89
Less: Total Expenses	\$39,222.00	\$26,357.57	\$38,760.00
End Checking Account Balance (12/31)	\$4,928.30	\$17,971.89	\$4,011.89
Reserve Savings/MMA	\$ 10,300.00	\$10,469.94	\$ 10,800.00

Sincerely, Your Current Volunteer Board Members

Chris Guinta – President, Jamee Perich- Vice President, Dinah Lambert- Secretary

Erin Gagliano- Treasurer, Robert Rainey- Board Member, William Kelly- Board Member