



Stone Ridge Owners' Association, Inc.  
P.O. Box 113  
Springboro, OH 45066  
[stoneridgeboard@hotmail.com](mailto:stoneridgeboard@hotmail.com)

## STONE RIDGE

March 29, 2008

Dear Homeowner:

The following two nominees are up for consideration as new board members.

**Frank Catrine**- 561 Valleyview Pt. Frank has lived in this area for almost 15 years. Frank has been involved in local politics including being a precinct captain. Frank was actively involved in the Springboro schools including the growth phase. Frank's background is in Computer Science and has worked as a contractor for WPAFB.

**Phil Weaver**- 814 Valleyview Pt. Phil was born in Dayton and has lived in this area all his life. Phil's education is in accounting and has worked for the IRS for 30 years. He is retired but maintains a small accounting and tax practice. For over 20 years he has handled the accounting and tax work for two non-profit organizations.

Attached to this letter is a ballot. Please complete, detach and submit to Stone Ridge Owners' Association, P.O. Box 113, Springboro, OH 45066 by April 17, 2008. You may also submit your ballot at the annual meeting on April 17, Large Group Instruction Room at the Springboro High School at 7:00 p.m. Only one vote per lot.

----- ✂ -----  
☐ Frank Catrine

☐ Phil Weaver

Write in candidate: \_\_\_\_\_

Voter Address: \_\_\_\_\_

Lot owner name: \_\_\_\_\_

Lot number: \_\_\_\_\_

Detach and return by April 17 to P.O. Box 113, Springboro, or bring to the meeting on April 17.

Thank you for your involvement in electing a new board member.



Stone Ridge Owners' Association, Inc.  
P.O. Box 113  
Springboro, OH 45066  
[stoneridgeboard@hotmail.com](mailto:stoneridgeboard@hotmail.com)

## STONE RIDGE

**Board Trustees:**

Doug Ambach

John Cole

*David Schmiesing*

*Administrator:*

*Kim Holiga*

***Greeting:***

*Welcome all the homeowners in attendance.*

***Financial Report:***

*Attached is a copy of the financial report ending on March 31, 2008*

***2007 Completed Repairs Upgrades***

- 1. Cleaned, sealed and painted lettering on the Monument Signs on the entrance of the Woods and the Views entering from State Route 73.*
- 2. Rewired the lighting and added outlets at the entrance from State Route 73 in the Woods and Views.*
- 3. Added Christmas lighting and decorations at the main entrance on both sides of the road. Many thanks to the residents helped on the decorating. (Tam Knox and Holly Lofton)*
- 4. Replaced dead trees along State Route 73.*
- 5. Placed Rip Rap rock at the entrance of the Views where the ditches are washing out and holding water.*
- 6. Spraying of the trees to eliminate bag worms.*
- 7. The patching of the entrance to the private drive from Valley View. There was additional patching and repair done by the gas p contractor at no cost to the HOA.*
- 8. Replaced two trees that were hit by a car sliding off the road.*
- 9. Addressed tax filing status.*

***Possible Projects for 2008***

- 1. Clean, seal and paint the lettering on the Monument Signs at the remaining entrances.*
- 2. Check all entrances for the possible need for added pavers to avoid rutting along the sides of the streets.*
- 3. Fertilize the trees in all the common areas where they belong to the association.*

***Introduction of the candidates to replace the Trustee Doug Ambach:***

*Phil*

*Frank*

***Questions and Concerns***



Stone Ridge Owners' Association, Inc.  
P.O. Box 113  
Springboro, OH 45066  
[stoneridgeboard@hotmail.com](mailto:stoneridgeboard@hotmail.com)

## STONE RIDGE

<i>Association Income</i>	<i>2007 Actual</i>	<i>2008 Budget</i>
<i>Total Income</i>	<i>\$80,075</i>	<i>\$80,075</i>

### *Expenses*

<i>Electric</i>	<i>\$3,460.79</i>	<i>\$3,600.00</i>
<i>Water</i>	<i>\$3,604.82</i>	<i>\$3,780.00</i>
<i>Grounds Maintenance</i>	<i>\$41,752.24</i>	<i>\$44,000.00</i>
<i>Snow Removal</i>	<i>\$1,140</i>	<i>\$2,500.00 (\$1,735 already used in '08)</i>
<i>Insurance</i>	<i>\$5,551.88</i>	<i>\$5,830</i>
<i>Bank Charges</i>	<i>\$36.00</i>	<i>\$0</i>
<i>Envelopes/postage/copies</i>	<i>\$777.47</i>	<i>\$815.00</i>
<i>Admin.</i>	<i>\$4,800.00</i>	<i>\$4,800.00</i>
<i>Legal</i>	<i>\$1,371.21</i>	<i>\$1,440.00</i>
<i>Misc. (gift certificates)</i>	<i>\$450.00</i>	<i>\$450.00</i>
<i>Total Expenditures</i>	<i>\$62,944.41</i>	<i>\$67,556</i>

<i>Difference between income vs. expense</i>	<i>\$17,130.59</i>	<i>\$12,519.00</i>
--	--------------------	--------------------

*2007's Projected Expenses*     *\$73,336.00*

*Difference between 2007's projected  
expenses and actual*             *\$10,391.59*