



From the President

We, the Woodstream Home Owners Association (WHOA) Board of Directors, are looking forward to a good year. We want to welcome our new families to the neighborhood, and as always neighbors please introduce yourselves when walking through our community or just stop by and say hello.

The new entrance will be done soon; we started in the fall. However weather set us behind and also ordering the new stones. Our landscape company, Orchard Gardens, will be starting this project as soon as the weather dries the ground out and the stones arrive.

We need committee members for landscape, architecture, social, and rules enforcement. I personally have met some nice people and believe it's a way for the neighborhood to get to know each other. Please feel free to join one of our committees if you would like. We will need a new Secretary on our board, so please make yourself available at the next board meeting.

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,
grabnerc@att.net is my home email or use
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
Block Watch	Kathy Whittington blockwatch@woodstreamhoa.com
Architecture	Goran Radivojevic architecture@woodstreamhoa.com
Landscape	Ann Brocker landscape@woodstreamhoa.com
Rules Enforcement	Alicia Coats rules@woodstreamhoa.com
Social	Melissa Adcock social@woodstreamhoa.com

Website: <http://www.woodstreamhoa.com>

Block Watch Committee Formed



Kathy Whittington has taken on the job as Coordinator and Chair of the Block Watch Committee. Please respond to the e-mail below left, if you can help her.

Neighborhood Blockwatch has proven itself as one of the most effective ways for citizens to get involved in the fight against crime. The fact is, the police alone cannot control crime; they

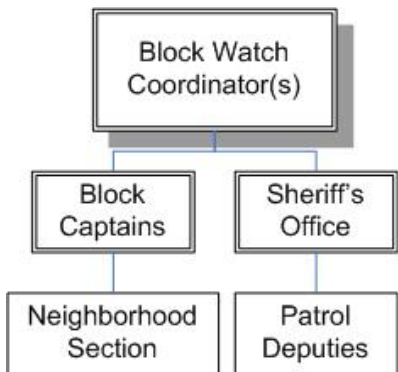
need the help of an alert and concerned public. Safe streets and neighborhoods are everyone's concern and Neighborhood Blockwatch provides a means for everyone to be responsibly involved in the fight against crime. It's our responsibility. Remember, the Homeowners Association is here to enforce Deed Restrictions - not to fight crime.

Blockwatch establishes a formal network for citizens to exchange ideas and information with their neighbors and with the police. Through a specially designed sequence of neighborhood meetings, the residents learn how to become the extended eyes and ears of the police, reporting on suspicious or unusual activity in their communities and forwarding that information to the proper authorities. Participants of a Blockwatch also learn the best techniques for securing their homes and property, along with tips on personal safety for themselves and their families when shopping, traveling and engaging in other activities away from home.

Under no circumstances are Blockwatch participants asked to perform law enforcement duties. That is the job of the police. There are no Blockwatch tasks that would put anyone at risk. Most Blockwatch duties are performed in the course of everyday activities around the neighborhood. Being a Blockwatch participant does not detract from working schedules or leisure time.

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 this:



The current plan is to have two Block Captains 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.

Studies have shown that citizens and law enforcement officers working together can have a positive impact on the crime rate. Blockwatch is the best way for everyone to get involved. Be part of the solution, not the problem. However, for the Blockwatch to stay effective, the participants must be committed to making it work. All with “Positive attitudes and solutions”.

Woodstream residents have had a first meeting with Sgt. Lape from the Fairfield County Sheriff’s Department. Organizational details were discussed, including what is expected of Blockwatch participants, safety tips, and selection of block captains and/or coordinators. We are still looking for volunteers / block captains. We are in particular need on Shady Woods St NW, Woodside St NW, White Oak Dr., and the back section of Woodstream Dr. You may volunteer to be a block watch captain. This means keeping your eyes and ears open - notifying the Sheriff when you suspect wrongful activities, and help notify your surrounding neighbors.

Non-Emergency number for POLICE: 614-837-2499

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.

Woodstream’s Web Site has More

WHOA's web page has more valuable home security information and safety tips. Please check it out at: <http://www.woodstreamhoa.com>

Social Committee Report

There have been a few changes to the Social Committee in the last few months. Melissa Adcock has become the new chair. We held our Easter Egg Hunt on Saturday, March 22nd ... a fun, but chilly, day.

The community garage sales and bake sales are scheduled for Friday, June 20th and Saturday, June 21st from 8 am to 3 pm. There is a rain date set for Friday, June 27th and Saturday, June 28th, same times. The social committee provides the signs and advertising. Last year, our bake sale was probably one of our biggest fund raisers. Baked goods for the sale can be dropped off at:

Wendy’s (8300 Shady Maple Drive) (834.5428)

or Melissa’s (8952 White Oak Drive) (920.9561).

Please call before. Also, we found last year that cookies, breads, bars, muffins and treats work well. Cakes and cupcakes were hard to package for people to take with them, as they made their rounds.

We will also be having our 3rd Annual July 4th Children’s Bike Parade on Friday the 4th. A rain date of Saturday, July 5th has been discussed.

We need volunteers for all of these events, whether it is baked goods, passing out flyers, or working the actual event. It might even be helpful to have some sort of a membership drive. Our responses from current members have not been that many. Also, ideas and suggestions are always welcome. Melissa can be contacted at social@woodstreamhoa.com or by phone.

Architectural Committee Report

The weather has turned and it seems the sun is shining in Woodstream. It has been a long winter and we see that many of our neighbor’s are working outside. This is the time for exterior home improvements (decks, patio’s, additional landscaping, and room additions ... just to name a few). Please be sure that you are reviewing the Woodstream Deed Restrictions before you start your exterior project.

These deed restrictions are in place to keep uniformity throughout the subdivision as well as to keep our property values up. With the housing market fluctuations, it is vital that all association members adhere to these deed restrictions. We have been seeing some (not a great deal) of our neighbors completing exterior projects without the Woodstream Home Owners Association Architectural Review approval. We have also seen a huge spike in the last 45 days for requests to complete these same types of exterior improvements and we thank those homeowners for taking time to complete the required paperwork and seek these approvals.

It is very easy to request an approval from the WHOA Architectural Review Committee. Please go to www.woodstreamhoa.com and click on the Documents & Forms link. From here, please select the Architectural Review Application Form. Please complete this form in duplicate and send, with necessary attachments, to WHOA P.O. Box 532 Canal Winchester, Ohio 43110. The Architectural Review Committee will answer your request within 30 days from your postmark.

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 a few issues. Improper parking of vehicles and trailers has been a concern. Please read the Covenants and Restrictions to be certain you aren't in violation.

Only written complaints can be acted upon. 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.

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. We contracted last fall with Orchard Gardens to upgrade the signs and the plantings at the main entrance at Busey Rd. and Woodstream Dr. A hitch developed getting the large stone slabs for the signs. A new source was found and the signs should be up in about a month.

The lighting system there has suffered failures and will be redesigned to better illuminate the new signs. More efficient LED lights are being explored to reduce costs.

Improvement of the grassy commons areas is being studied. If sufficient volunteers can be had, we'd like to plan a "Clear Woodstream of Litter" Day. Gathering up trash from the commons and wooded areas would improve the overall appearance of our neighborhood. Are you available to help? We'd love to hear your ideas. Please consider joining the Landscaping Committee to help keep Woodstream a great place to live.

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

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

Plants Available for Residents

Sometime before the end of June, the landscaping around the main entryway at Busey Rd. and Woodstream Dr. will be completely renovated. The existing plantings will be available for residents, should you want them for your yard. You must remove the plants yourself. When they come, the landscapers will be ripping them out without regard to saving them, so you must get in there before they destroy the plants.

Only the plants in front of the fencing are to be replaced. Plants farther down Woodstream Drive than the stone columns are not to be taken. Marker tape will be placed to show the boundaries of the removal areas on both sides of the street. If in doubt, please check with Ann Bocker or Gary Bush.

The entryway at Streamwood Drive is not involved in this project. Those plants should not be disturbed.

Improvements Needed Here

The following concerns have been voiced by residents. While they are not the only violations, they do represent areas of improvement we should all work on.

- Garbage Cans should not be stored outside your residence where they are visible from the street, except when placed at the curb on garbage pick-up day.
- Trucks, Trailers, and Campers should not be parked on the street, in driveways, or in your yard for any extended period.
- Children's Play Equipment may not be erected in yards of homes in the "Village".
- Yards must be mowed regularly and weed-free.
- Exterior construction or major landscaping must be approved by the Architectural Review Committee.
- Children's Wading Pools must be emptied nightly and stored out of sight of the street.

Please Watch Your Speed !!!

Again spring is here and people have been observed speeding through the development and failing to observe stop signs. We would like residents to call the Sheriff's Office, if careless speeding is observed. While the most common reaction is to blame outsiders, sadly that's not been the case. Our residents have been equally at fault. The Sheriff recently posted the digital radar sign near the entry way to slow everyone down a bit. Remember that kids are out, so please let them enjoy the day.

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.

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. Try to be as close as possible.

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

Fri/Sat, June 20/21 – Community Garage Sale

Fri. July 4 – Children's Bike Parade
(Volunteers needed or we can't do it)

Block Picnic is planned, but no date yet.

Luminaria will be available in December

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Sign up now . . .

Be a Block Captain

Be a Safe House

Safety First !!!

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