

SMOKE SIGNALS

The Newsletter of the Shawnee Hills Property Owners Association • January/February 2016



Tidbits From The Editor

Welcome to 2016

It's a new year, and changes are coming to SMOKE SIGNALS. The SHPOA Board of Trustees appointed a committee last year, to figure how to reduce costs of publishing our monthly newsletter. The first plan was to hire an ad sales rep, to hopefully sell enough ads to pay for it. But that didn't work out. So the board has decided to cut SMOKE SIGNALS from a monthly newsletter to bi-monthly. For more timely information, the board recommends that you attend our monthly board meetings on the first Monday of the month at 7:30 pm, or visit our website.

The SHPOA By-Law review committee has recommended numerous small changes to some of our by-laws, to get them more up to date, or more in line with actual board policies as followed today. The following by-laws reflect only minor updates to correct wording, etc. Any questions, please come to the next board meeting.

Article II Deed Covenants

1.1: Shawnee Hills Deed Covenants:

All property owners must comply with the Deed Covenants of Shawnee Hills Subdivision as recorded in the Plat Records of Greene County, Ohio (Volume 9, Pages 66-77).

owner a request for volunteers who would like to be considered as a possible candidate for the Board of Trustees. From these volunteers, the Board will select no more than six (6) candidates to be placed on the ballot for the annual election of Trustees.

E. Election of Trustees

1. The Trustees shall be elected by a majority of returned ballots of property owners in good standing.
2. Election shall occur in December of each year to be effective January 1 of the following year.

F. Board Member Recall:

1. Any Board member may be recalled by the membership.
2. Said recall, as set out in Article II Section F. 1. above, will be initiated by a petition signed by one hundred (100) members, as defined in Article I, and filed with the Secretary of the Board of Trustees.
3. A Board member or members may be recalled or removed from the Board by a majority vote of the members, as defined in Article I Section 1.1 A., returning ballots.
4. The recall election will be the responsibility of the Board, including:
 - a. Preparation and mailing of the ballots.
 - b. Counting of the ballots.
 - c. Notifying all members of recall election outcome
5. All costs associated with the recall will be paid by those persons or person requesting the recall vote.
6. The Board member subject to the recall will be excused from all deliberations, knowledge of the petition signers, and counting of the ballots.

Article III Board of Trustees

3.1: General Powers:

The affairs of the Shawnee Hills Property Owners Association, Inc., shall be managed by its Board of Trustees.

3.2: Number, Tenure, Qualifications, and Election:

A. Number: The number of Trustees shall consist of no fewer than seven (7) and no more than nine (9) active members.

B. Tenure: Each Trustee elected shall hold office for a term of three (3) years.

C. Qualifications: An eligible candidate for the Board of Trustees shall be an individual whose name appears on the deed recorded in the official records of the office of the Recorder of Greene County, Ohio and are eligible for election provided all annual property charges, association dues, assessments, and fines levied are paid in full on all properties at Shawnee Hills and membership has not currently been revoked or suspended by by-law or deed covenant violations. If, at any time during the tenure of a Trustee, he does not meet the qualifications, it will be considered grounds for removal from his position as Trustee.

D. Candidates for the Board of Trustees: Each year, at least one (1) month prior to the annual election, the Board shall send each property

G. Board Member Removal: Any Trustee may be removed from the Board by a majority of the attending Trustees at any regularly scheduled meeting for failing to attend four (4) meetings in a year or three (3) consecutive regularly scheduled meetings.

H. Vacancies: Any vacancies occurring in the Board between elections shall be filled by vote of the Board of Trustees. A Trustee selected to fill a vacancy shall serve for the remainder of the unexpired term of his predecessor in office.

3.3. Board of Trustees Meetings

A. Regular Meetings: The Board of Trustees shall hold regular meetings at a time and place to be determined by the President of the Board of Trustees. All meetings shall be held within a two (2) mile radius of the Shawnee Hills Subdivision.

B. Annual Meeting: An annual meeting of the property owners shall be held at Shawnee Hills, Greene County, Ohio, on the first (1st) Sunday in April, the time and place to be designated by the President of the Board of Trustees.

C. Special Meetings: Special meetings of the Board of Trustees may be called by the President or any two (2) Trustees. This meeting must be held within a two (2) mile radius of the Shawnee Hills Subdivision.

D. Notice: Notice of any special meetings of the Board of Trustees shall be given at least two (2) days previous thereto by written notice delivered personally, mailed by delivery service, or electronic mail to each Trustee. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid four (4) days before the scheduled meeting. Any Trustee may waive notice of any meeting. The attendance of a Trustee at any meeting shall constitute a waiver of notice of such meeting, except where a Trustee attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. The business to be transacted at the meeting need not be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these By-Laws.

E. Quorum: A majority of the Board of Trustees shall constitute a quorum for the transaction of business at any meeting of the Board; but if less than a majority of the Trustees are present at said meeting, a majority of the Trustees present may adjourn the meeting without further notice.

F. Manner of Action: The act of a majority of the Trustees present at a meeting at which a quorum is present shall be the act of the Board of Trustees, unless the act of a greater number is required by law or by these By-Laws.

3.4: Compensation

Trustees as such shall not receive any stated salaries for their services, but by Resolution of the Board of Trustees a fixed sum and expenses of attendance, if any, may be allowed for attendance at such regular or special meeting of the Board; but nothing herein shall be construed to preclude any Trustee from serving the Association in any other

capacity and receiving compensation therefore.

3.5: Executive Committee

The Executive Committee shall consist of the President, Vice-President, Treasurer, and Secretary. They shall carry out the duties and tasks determined by the Board of Trustees. They shall also have the authority to carry on the affairs of the Association during those times when calling a meeting of the Trustees impractical or impossible.

3.6: Officers:

The Officers of the Shawnee Hills Property Owners Association, Inc. shall be President, one (1) or more Vice-Presidents (the number thereof to be determined by the Board of Trustees), a Secretary, a Treasurer, and such other officers as may be elected in accordance with the provisions of this Article. The Board of Trustees may elect or appoint such other officers, including one (1) or more Assistant Secretaries and one (1) or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority to perform the duties prescribed, from time to time by the Board of Trustees. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary.

A. Election, and Term of Office: The officers of the Shawnee Hills Property Owners Association, Inc. shall be elected annually by the Board of Trustees prior to the regular annual meeting of the property owners held the first Sunday in April.

B. Removal of Officers: Any officer elected or appointed by the Board of Trustees may, by a two-thirds vote of those Board Members so casting ballots, be removed by the Board of Trustees from his office whenever in its judgment the best interests of the Shawnee Hills Property Owners Association, Inc. would be served thereby, but such removal shall be without prejudice.

C. Vacancies: A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be filled by the Board of Trustees for the remainder of the unexpired portion of the term.

D. President: The President shall be the principal executive officer of the Shawnee Hills Property Owners Association, Inc. and shall, in general, supervise and control all of the business and affairs of the Shawnee Hills Property Owners Association, Inc. He shall preside at all meetings of the Shawnee Hills Property Owners Association, Inc. and of the Board of Trustees. He may sign, with the Secretary or any other proper officer of the Shawnee Hills Property Owners Association, Inc. authorized by the Board of Trustees, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Trustees have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Trustees or by these By-Laws; and, in general, he shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Trustees from time to time.

(Continued on page 8)

Shawnee Lake Club Information



Get Set Up for Success During the New Year

If you find motivation lacking, even despite new year's resolutions and good intentions, then it is vital to seek out a fitness program that meets your interests. All too often we forget about the dozens of options for exercise aside from joining a gym. Right here at our lake we have had the opportunity to ice skate for 2 years now, or just walk on the lake. If it makes you a little nervous you can walk the parameter for safety once you've checked the depth of the ice. Just walking through our community streets is a great workout. If you an indoor kind of person there are many great instructional videos available which include yoga, martial arts, strength training, cardiovascular workouts and weight lifting. If you have access to a gym they offer basketball, volleyball, racquetball courts and swimming pools. All great in door exercise programs to stay motivated throughout the winter months.

Studies have shown that letting others know about your goals or intent to start an exercise program at the beginning of the year will help keep you on track. Including someone



NEXT BOOK CLUB MEETING INFO

Mon., January 11, 1:00 pm, "The Midwife's Confession" by Diane Chamberlain

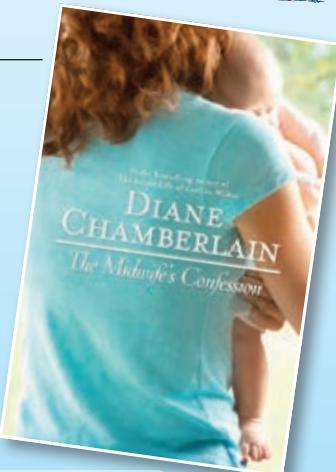
The Library has reserved copies available for pick up. Location of meeting TBA. Call library for more information and meeting location.

to join you in your exercise plans will keep you accountable to them to keep to your commitment. If you don't like exercising by yourself, then pair up with a fitness buddy, someone who has the same resolution. The impact that exercise has on your emotional health is just as powerful as it is to your physical well-being. Individuals who are physically active experience less stress and anxiety, feel better about themselves and are generally much happier than those who are inactive.

Many people have an all or nothing approach to diet and exercise. If they can't stick to a structured plan of eating and/or working out, they tend to put it off completely until they feel they can give 100%. It is better to look at each day as an opportunity to change bad habits, and any exercise is better than none at all. Use the day to practice a new mindset, giving yourself an A for all effort, however big or small. It is better than doing nothing at all.

(Article taken in part from Marjie@ohtrainer.com).

We continue to meet at the Baptist Church on Jasper Rd. on Monday and Wednesday mornings, so for you indoor exercisers would love for you to join us. Check Smoke Signals calendar of events for times. For information about our classes you can contact Susan at 675-2189 or Tina at 675-2093. Wishing you all a Happy New Year filled with goals to change your exercise habits and that in turn will bring you love of yourself, health and happiness!!



Shawnee Lake Club Information



Please join us for our JANUARY meeting!

WHEN? Thursday, January 14th
(Carpools leave from Main Entrance at 11 a.m.)

WHERE? Xenia, Ohio

WHAT? Arrangements for the day have been made by Pattie Sellars and Margaret Johnston. Lunch will be at 11:30 a.m. at Los Mariachis Restaurant at 608 N. Detroit Street. A program will then be presented at 1 p.m. at the OSU Extension Office at 100 Fairground Road. Kim Hupman will present a talk on "Common Garden Insects & Diseases and Their Management."

For more details or questions, contact Sara McIntyre at 614-580-3076 or Paula Goodrich at 675-6777. New members and guests are always welcome!

WHO? RSVP by January 9th to Judy Hobbs: hobbslake@woh.rr.com

THANKS to Dave and Jennifer Bennett who decorated the Shawnee Hills entrance signs for the Christmas holiday season.

January Gardening Tips for ALL Residents:

- When using salt to melt ice on walks and driveways, spread it carefully to avoid damage to nearby shrubs. Consider using sand or sawdust instead.
- Brush snow from evergreens as soon as possible after a storm. Use a broom in an upward sweeping motion. Serious damage may be caused by heavy snow or ice accumulating on the branches.
- When the weather outside is frightful, be proactive. Recycle cut Christmas trees as mulch, compost, or winter cover for the birds.
- Feed the birds and add a suet block to your feeding station to provide much-needed energy for survival in cold weather

****Note: If you have gardening questions contact Master Gardener Sarah Preston, 675-3729.**



JANUARY 2016



Photo supplied by: Ralph Wirth

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				January 1st is the deadline for ALL February SMOKE SIGNALS Submissions	New Year's Day 1	2
3	4	5	6	7	8	9
	SHPOA Board Meeting 7:00 PM Fit and Firm - 8:30 AM					
10	11	12	13	14	15	16
				GARDEN CLUB 11 AM Fit and Firm - 8:30 AM		
	Book Club Meeting 1:00 PM Fit and Firm - 8:30 AM					
17	Martin Luther King 18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Visit Shawnee Lake's web site: www.shawneelake.org

(Continued from page 3)

E. Vice-President: In the absence of the President or in event of his inability or refusal to act, the Vice-President (or in the event there be more than one (1) Vice-President, the Vice-Presidents in the order of their election) shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Any Vice-President shall perform such other duties as from time to time may be assigned to him by the President or by the Board of Trustees.

F. Treasurer: The Board of Trustees shall require the Treasurer to have a bond to be paid by the Shawnee Hills Property Owners Association, Inc. for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Trustees shall determine. They shall have charge and custody of and be responsible for all funds and securities of the Shawnee Hills Property Owners Association, Inc., receive and give receipts for monies due and payable to the Shawnee Hills Property Owners Association, Inc. from any source whatsoever, and deposit all such monies in the name of the Shawnee Hills Property Owners Association, Inc. in such banks, trust companies, or other depositories and, in general, perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or by the Board of Trustees.

G. Secretary: The Secretary shall keep the minutes of the meetings of the members and of the Board of Trustees in one (1) or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these By-laws or as required by law; be custodian of the Shawnee Hills Property Owners Association, Inc. records and keep a register of the Post Office address of each member which shall be furnished to the Secretary by each member; and, in general, perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Trustees.

H. Assistant Treasurers and Assistant Secretaries: The Board of Trustees shall require the Assistant Treasurers to have bonds for the faithful discharge of their duties in such sums and with such sureties as the Board of Trustees shall determine. The cost of the bond will be paid by the Shawnee Hills Property Owners Association, Inc. The Assistant Treasurers and Assistant Secretaries, in general, shall perform such duties as shall be assigned to them by the Treasurer or by the Secretary or by the President or by the Board of Trustees.

I. General Powers of Officers: The Officers of the Association shall each have such powers as generally pertain to their respective offices, as well as such powers and duties as from time to time may be conferred by the Board of Trustees. The Vice-President or Vice-Presidents, the Assistant Secretary or Assistant Secretaries, and the Assistant Treasurer or Assistant Treasurers shall, in the order of their respective seniorities, in the absence or inability of the President,

Secretary or Treasurer, respectively, perform the duties of such officer and shall generally assist the President, Secretary, or Treasurer, respectively.

3.7: Indemnification of Officers and Members of the Board of Trustees:

A. Each Officer or Member of the Board of Trustees of the Association shall be indemnified by the Association against all costs and expenses reasonably incurred by him for advice or assistance concerning, or in connection with his or her defense of any claim asserted or suit or proceeding brought against him or her by reason of being or having been an Officer or Member of the Board of Trustees, whether or not continuing to be an Officer or Member of the Board of Trustees at the time of incurring such costs or expenses, except costs or expenses incurred in relation to matters as to which such Officers or Members of the Board of Trustees shall have been derelict in the performance of his duty.

B. The assets of the Association are hereby charged with a first lien in favor of each Officer and Member of the Board of Trustees for his security and indemnification against any liability that may incur hereunder; provided, however, that nothing in this Article shall exempt any Officer or Member of the Board of Trustees from liability arising out of his or her own willful misconduct or bad faith or entitle such Officer, or Member of the Board of Trustees to indemnification for any amounts paid or occurred by him as a result thereof.

C. The Officers or Members of the Board of Trustees and each individual Officer and Member of the Board of Trustees shall not be liable for any error of judgment or for any loss arising out of any act or omission in the execution of their duties so long as they acted in good faith.

3.8: Committees:

A. Committees of Trustees: The Board of Trustees may designate one (1) or more committees, each of which shall consist of one (1) or more Trustees, and other members as the Board shall select. The committees, to the extent authorized by the Board shall have and exercise the authority of the Board of Trustees in the management of the Shawnee Hills Property Owners Association, Inc. but the designation of such committees and the delegation thereto of authority shall not operate to relieve the Board of Trustees, or any individual Trustee, of any responsibility imposed upon it or him by law.

B. Other Committees: Other committees not having and exercising the authority of the Board of Trustees in the management of the Shawnee Hills Property Owners Association, Inc. may be designated by a majority of the Board of Trustees present at a meeting at which a quorum is present. Except as otherwise provided, each committee member shall be a property owner in good standing.

C. Terms of Committees: Each member of a committee shall continue as such until the next

annual meeting of the members of the Shawnee Hills Property Owners Association, Inc. and until his successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.

3.9: Reserve Fund:

The Board of Trustees shall establish and maintain a reserve fund in such amount as the Board may deem appropriate so as to assure the availability of funds for the major improvement and/or replacement of capital assets belonging to the Shawnee Hills Property Owners Association, Inc. Payments into this fund will be made by the Board of Trustees from the operating funds of the Association. Operating funds and reserve funds shall be maintained in separate accounts. The Board of Trustees will determine the amount to be paid into this fund annually.

3.10: Contracts:

A. Contracts with Value of Less than \$50,000.00: The Board of Trustees must authorize any officer or officers, agent or agents of the Shawnee Hills Property Owners Association, Inc., in addition to the officers so authorized by these By-laws, with Board's approval to enter into any contract or execute and deliver any instrument in the name and on behalf of the Shawnee Hills Property Owners Association, Inc. of contracts with a value of less than Fifty Thousand Dollars (\$50,000.00) and such authority may be general or confined to specific instances.

B. Contracts with Value of More than \$50,000.00: All contracts and/or agreements of more than Fifty Thousand Dollars (\$50,000.00) will require the approval of the members. Ballots will be mailed to all property owners in good standing. The approval or disapproval of the proposal will be determined by the majority of the returned ballots.

3.11: Loans:

No Shawnee Hills Property Owners Association, Inc. Board of Trustees or Board Member may obligate the Shawnee Hills Property Owners Association, Inc. for any type of loan of more than Twenty Thousand Dollars (\$20,000.00), without first holding a public hearing. The membership shall be notified of the hearing date, time and location.

3.12: Checks, Drafts, etc.

All check's, drafts, or order for the payment of money, notes, or other evidences of indebtedness issued in the name of the Shawnee Hills Property Owners Association, Inc. shall be signed by such officer or officers, agent or agents, of the Shawnee Hills Property Owners Association, Inc. and in such manner as shall from time to time be determined by Resolution of the Board of Trustees. In the absence of such determination by the Board of Trustees, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice-President of the Shawnee Hills Property Owners Association, Inc.

3.13: Deposits:

All funds of the Shawnee Hills Property Owners Association, Inc. shall be deposited to the credit of the Shawnee Hills Property Owners Association, Inc. in such banks, trust companies, or other depositories as the Board of Trustees may select.

3.14: Gifts:

The Board of Trustees may accept on behalf of the Shawnee Hills Property Owners Association, Inc. any contribution, gift, bequest, or devise for the general purpose or for any special purpose of the Shawnee Hills Property Owners Association, Inc.

3.15: Property Disposition:

No real estate belonging to the Shawnee Hills Property Owners Association, Inc. can be sold or traded without approval from a majority of those property owners in good standing so casting and returning ballots.

3.16: Property Acquisition:

No real estate may be acquired by the Shawnee Hills Property Owners Association, Inc. without approval from a majority of those property owners in good standing so casting and returning ballots.

3.17: Books and Records:

The Shawnee Hills Property Owners Association, Inc. shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its property owners meetings, Board of Trustees meetings, and Committee meeting having any of the authority of the Board of Trustees, and shall keep in the possession of the current Shawnee Hills Property Owners Association, Inc., Secretary a record giving the names and addresses of the property owners entitled to vote. All books and records of the Shawnee Hills Property Owners Association, Inc. may be inspected by any member, or his agent or attorney for any proper purpose at any reasonable time. The request will be made in writing to the SHPOA Secretary, and the Secretary will respond to the request not more than ten (10) working days after receipt of request.

3.18: Fiscal Year

The fiscal year of the Shawnee Hills Property Owners Association, Inc. shall begin on the first day of January and end on the last day of December in each year.

15.8: Lake Drawdown:

The water level will be lowered approximately seven feet (7') each fall to protect docks, seawalls, shorelines, and the spillway from ice damage. The spillway valve will be opened on November 15 to lower the water level to winter pool. The spillway valve will be closed on or after March 1st, depending on whether or not damaging ice remains, to begin restoring the water level to summer pool.



TRADER'S CORNER

Policy: Classified ads in Smoke Signals are available as space allows **FREE** to all SHPOA members with current paid-up dues.

Note: Only non-commercial, non-business classifieds from private individuals will be run.
(No groups, organizations, professionals, home businesses, etc.)

Classifieds will be accepted or rejected at the discretion of the Smoke Signals editor. Limited to available space.

Ads should be e-mailed to: newsletter@shawneelake.org or mailed to

Shawnee Hills Property Owners Association
P.O. Box 216 • Jamestown, OH 45335 • (937) 902-6194

Ads are due the 1st day of the month for the following month's issue

(Please let us know when ads can be pulled to allow room for more current ads.)

FOR SALE: Pro-Form 330x space saver treadmill. Displays time, distance, fat cal, pulse and speed. EC \$175 675-6545

leaves. 1990 Henredon Furn. Co. Asking \$280. 675-6105

FOR SALE: Wood burning stove
\$250. 937-999-9440

FOR SALE: Oak dining room table, 6 upholstered chairs, 2

Happy New Year!



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SMOKE SIGNALS

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Questions & Inquiries please call:
Janet Barker (SHPOA Clerk)
(937) 902-6194

Monday-Friday 10am-2:00pm
Beach Community Building Phone: 675-9482

Your 2015 Board of Trustees

Karen Ragland: (937) 675-6731
President, Beach Operations

Jim Wirth: (937) 372-1334 (normal office hours)
Vice President, Smoke Signals & Website

Jim Dichito: (937) 675-4029
Treasurer

Nick Bottorff: (937) 266-5640
Secretary, Bylaws & Deed Covenants, Community
Building Asst., Beach Operations Asst.

Cathy Erisman: (937) 999-7559
Community Building, Information Sign

Tim Ryan: (937) 239-1184
Property Maintenance, Lake Operations/Patrol Asst.

Mike Kelley: (937) 581-4914
Building Permits & Inspections

Matt Simpson: (937) 675-9054
Lake Operations/Patrol
Building Inspector:
Bob Wetzel: (937) 675-3843

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