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MEET YOUR TEAM!

These are the people who make it happen each month. If you would like to contribute, please contact me at thomas.pounds@n2pub.com.

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Photographer
Sue Shaneck
Stone Oak Resident Writer

Garden Club of Stone Oak Updates

Please enjoy these beautiful pictures taken by members and guests on the August Sandpiper Cruise on the gorgeous Maumee River. A good time was had by all! Joining the Garden Club of Stone Oak assures these benefits for our community:

- Contributes to the landscaping beauty of Stone Oak’s common grounds
- Helps protect and conserve Stone Oak’s natural resources
- Provides opportunities for adults to socialize at events about landscaping, environmental interests, and other environmental organizations that benefit our area

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Stone Oak Resident

Amanda Schlageter

26-Year Teaching Career!

Her Family Is Her Best Support!

The phrase “back to school” typically evokes a mixed reaction, especially depending on the audience!! For most, the phrase serves as a reminder that before long, the air will chill and leaves will take on their brilliant fall colors.

For Stone Oak residents Francie Russeau and her daughter Amanda Schlageter, the waning days of August evoked a very special sense of excitement. Those days bring about the annual “back to school” season – and not just for Amanda, who in mid-August welcomed 25 kindergarten students into her classroom at Dorr Elementary School.

For each of the 26 years that Amanda has been a teacher (all at Dorr Elementary School in the Springfield Local School District, too), she tells us that her mom Francie has been part of the “village” that supports her delivery of curriculum and life skills to young learners.

We’ve all heard the phrase in reference to “raising” a child. “My mom spent her career in public education as a school counselor in the Toledo Public Schools district. It was from her that I learned how wonderful a career in education could be. I also learned that the best teachers nurture both their students and a support net-work that enables them to operate effectively in their classrooms!”

Even when COVID-19 protocols didn’t allow Francie to visit her daughter’s classroom, she still provided the very special and extra set of hands that Amanda has relied on throughout her career. “Whether I taught students in grades one and two or focused my role on the specific reading needs of all Dorr students, my mother has shared this journey with me!” Francie shared, “After I retired from school counseling I missed being with kids and Amanda’s classroom helped me connect with kids again.”

It’s not just Francie’s fingerprints, either, that can be found on the papers, packets, folders, or baggies of materials used by Amanda’s students! Amanda has friends and neighbors who pop into help with lesson prep (stapling packets, collating, creating those baggies of materials needed for unique lessons). And, of course, there are the parent and grandparent volunteers whose extra sets of hands are a lifeline for every classroom teacher!

During the past year, Amanda and her husband John purchased a gorgeous home on Oak Valley that offers stunning views of the club’s 12th hole. They were very familiar with the property as it was built 21 years ago for Francie and her husband Ray! Amanda told us, “When my parents decided to move to a Villa in Stone Oak, we decided to buy the house for ourselves, our daughters Emma (122 and starting her career in social work following graduation from UToldeo) and Grace (a junior at UToldeo pursuing her degree in special education), and son Jack (a freshman at UToldeo pursuing a degree in business).” Amanda and John, John, who is a lawyer and the program director of the paralegal studies program at the University of Toledo, and the kids enjoy strolling through the neighborhood, exercising at the club and of course, taking quick trips via golf cart to visit Francie and Ray!

“I’m not going to lie,” she continued. “It was a little harder to return to the classroom this year – not because I wasn’t anxious to see my students and colleagues...it’s just hard to not see that incredible view every time I look out the windows!” What made it a little easier was knowing that this year, Francie would again be able to read to and with her young students.

Amanda invites her Stone Oak neighbors to consider sharing their time and talents, offering, “I think my neighbors would be surprised at how much is now required of our youngest learners. During the past few years, we have seen the learning standards that once applied to students in first- and second-grade shift to kindergarten. And, while many more students are beginning their educational journeys able to read, count, and identify colors, there are still those who need additional support.”

It is for those students that classroom volunteers can make the biggest difference. Because Kindergarten students are now required to know an abundance of sight words and even write sentences, having a volunteer who can nurture a love for learning often makes all the difference. “Even a few minutes every week can make a huge difference!”

Volunteer opportunities exist at all Springfield schools – to learn how your talents can be put to use, contact Kristina White at 419.867.3720 or email kristinawhite@springfield-schools.org!

So, what do you think – is there anyone else ready to join Amanda and Francie now that they’ve gone “back to school?”
DIFFERENCES IN SINGLE-FAMILY HOMES, VILLAS, AND CONDOS

Interior

If you own a single-family home, you are quite aware that you own the entire home, inside and out. However, if you own a villa, you own the interior of the home from the paint inward, and you are responsible to maintain only that. If you own a condo, you own the interior of the home and the exterior of the home itself, and you are responsible for the maintenance of all the personal space. If a new roof is needed or the siding requires painting, etc., you are responsible for the repairs and the cost of the repairs, just as with a single-family home. If you own a condo, you own the interior of the home from the paint inward, and you are responsible to maintain only that.

Exterior

When a single-family home is purchased, the surrounding property is included in the sale, and the size and dimensions of that property are defined on the title work in the legal description. The homeowner is responsible to maintain the land and buildings on the property. A villa owner typically owns the “footprint,” or the land beneath the home. The land beyond that footprint is owned and maintained by the homeowners’ association and the HOA funds that maintenance with the monthly/quarterly fees paid by the villa owners. A condo owner does not own any property beyond their personal space. A villa owner usually is not responsible for the yard and plantings surrounding the villa and it is maintained by the villa owner. That area usually includes plantings preferred by the homeowner but must be in keeping with the general landscaping of the surrounding villas. A condo owner usually is not responsible for any of the landscaping outside of their unit as that is one of the responsibilities of the HOA. This is another expense covered by the monthly/quarterly condo fees.

Size

It is frequently thought that a house is typically larger than a villa or a condo and that is not necessarily true. It may surprise you to learn that right here in Stone Oak, one of the villas have more square footage than some of the single-family homes. And, if you think about homes of movie stars who live in high-rise buildings in New York and have their residences displayed in Architectural Digest and other interior design magazines, you may recall that many of those homes are condominiums. So, really, size has very little to do with the distinction between those three types of residences.

Landscaping

The yard and plantings surrounding a single-family home must be moved, fertilized, watered, etc. by the homeowner at his own time and expense. The nearby residents hope that their neighbors care about the appearance of the properties in the area and are vigilant and caring about doing their part in making the area look beautiful to passersby. When a villa is purchased, as in Stone Oak, there is usually a mulched area surrounding the villa and it is maintained by the villa owner. That area usually includes plantings preferred by the homeowner but must be in keeping with the general landscaping of the surrounding villas. A condo owner usually is not responsible for any of the landscaping outside of their unit as that is one of the responsibilities of the HOA. This is another expense covered by the monthly/quarterly condo fees.

Patching

An advantage to single-family homes is that they may have 1, 2, or more garages, and yet some have none. And likewise with villas. However, there are condos in Toledo where the building may consist of 10 or more units, and the building may have underground parking areas or perhaps just assigned surface parking for the residents. Deed restrictions may limit the type of vehicles that may remain parked outside of a home for any length of time, and the Rights and Restrictions of villas or condos may have such limits also.

Attached/detached

Of course, single-family homes are not attached to one another. Even though they need not be concerned about their neighbors as much as with villas and condos, if any major projects are considered for the exterior of the home or the landscaping, if there is an HOA/ACC as there is here in Stone Oak, it is wise to contact them to obtain approval. Villas may be “stand-alone” or detached, or they may be attached to another villa. Here in Stone Oak, we have a little over 200 villas, and less than 10 of those are detached. The remainder of the villas is attached to just one other villa. Whenever an attached villa needs a new roof or new siding, it is usually advisable to contact the HOA to talk about their options and plan to do those improvements at the same time, with the same materials, and hopefully with the same contractor. And it is recommended that you contact the HOA in charge of approving such projects and ask for their approval. Here in Stone Oak, that committee is the Architectural Control Committee (the ACC). Condos are typically attached (although not always) to at least one other unit and sometimes many more in one large building. Consideration for neighbors is especially appreciated by everyone living with common walls, particularly regarding noise. With today’s modern, villas the construction, particularly here in Stone Oak, is designed to successfully limit if not eliminate, noise from those who live with a common wall.

HOA – Homeowners’ Association

Please remember that every neighborhood HOA and every villa or condo HOA has its own Rights and Restriction, Code of Regulations, Deed Restrictions, etc. What you have read in this article is merely a compilation of the general rules of various HOA’s, with some specific references to our neighborhood. If you wish to contact any of our most recent Stone Oak HOA or Stone Oak Village HOA board members with questions or concerns, you can find their names on the website www.stoneoakcommunity.com and their phone numbers and email addresses can be found in the Stone Oak Directory that we provide for our residents.

Before making changes or improvements to the exterior of your home, you may wish to read Item II of the code of regulations, which is referenced here: “The Architectural Control Committee (ACC) is made up of five Stone Oak residents. The committee protects our property values by ensuring that new construction and modifications of anything on the exterior of the homes meet our standards. Also, all new construction, modifications to the exterior of pre-existing homes or changes to decks or docks, etc. must be presented and reviewed by this committee prior to the commencement of said changes.” Item II refers to all residents in the Stone Oak community.

We are very closely connected to Stone Oak, its residents, the leadership, our country club, and the surrounding community. Over the past 13 years, we have helped more people in Stone Oak sell and/or purchase a home than any other Realtors. There are two of us serving you at all times, so if you have a question, a concern, or would simply like an idea of the current market value of your home, we would be happy to help you, obligation-free. And, of course, if you are thinking of buying or selling in the near future, we can help you with that! Remember, “Helping you is why we love what we do!”

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The 2021 Wicked Wheels Car Fest was held in August. Kristina White Community Liaison Springfield Local Schools told us, “The support was amazing! We had 275 cars on the grounds with another at least 50-75 who went to Walmart and popped their hoods! We raised close to $45,000 for student safety, leadership, and character initiatives as well as creative classroom instruction like Blue Devil Radio! Crowd estimates exceeded 1500!”

Springfield Local Schools thanks 2021 Blue Devils’ Wicked Wheels Car Fest Sponsors:
- White Family Dealerships = Presenting
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- Paramount
- UPS
- Sam’s Club
- Walmart
- Yoder Machinery
- Mike’s Pizza (also donated a golf cart to the district - to keep)
- The Countertop Shop
- Renhill
- Velocity

Category Winners (previous photos)
- Kid’s Choice - 1947 Ford Coupe (pink with flames)  Dan Yanke
- Best of Show - 1936 Plymouth Coupe (emerald green)  Dave Mason
- Best Exotic - 1978 Ferrari (red)  Fritz Kunz
- Best Classic 1955 Ford Customline (teal)  Chris Keene
- Best Tuner - 1970 Chevrolet Camaro (black)  Ron Piazecki
- Best Hot Rod - 1925 Model T Bucket  Bruce Bates
- Best Race Car - 2020 Domination Race Car  Matt Shipley (Driver Collin Shipley)
The Ability Center

BECOME A MEMBER!
Membership provides an opportunity to build friendships through charitable work. Each year, the Auxiliary to The Ability Center hosts a Style Show supporting youth and adults with disabilities.

abilitycenter/auxiliary • call 419.885.5733

The Auxiliary to THE ABILITY CENTER Turns 100!

For 100 years, The Ability Center’s mission has been to support people with disabilities. Programs have adapted to remove current barriers to independent living for people with disabilities in northwest Ohio.

It began in 1920 with a mission to help children living with disabilities. The agency became a home for kids, supporting and encouraging them to remove social barriers caused by their disability. Because polio and similar disabilities required lengthy stays, they housed schools in the hospital. When the polio vaccine came in the ’50s, the hospital closed in 1963, and the focus shifted to education.

Today, they empower people of all ages and abilities through core services focused on consumer choice and increased independence. As they begin their second century, they continue to grow and develop, addressing the needs of the 21st century. They invite local businesses, leaders, and community members to engage with us and help us get closer to our goal of becoming the most disability-friendly community in the country.

That brings us to the auxiliary. The auxiliary to The Ability Center members are dedicated ambassadors for the agency’s mission and organizers of the major fundraiser, the annual style show. Organized in 1936 and re-established in 1984, the auxiliary has a strong history of supporting individuals with disabilities of all ages in the northwest Ohio area. Auxiliary members are energetic volunteers who enjoy giving back to our community.

A Rlene Wheelan Stone Oak resident and volunteer, president at The Ability Center, said, “This is a marvelous organization and a terrific opportunity to give back.” She continued, “They have such a wide range of programs and have done a wonderful job by teaming with other great organizations in the area to make a great difference to the quality of life in Northwest Ohio!”

Other opportunities abound:

- Gifting medical equipment
- College scholarships for local students

STYLE SHOW
Each year, the auxiliary hosts a style show with support from membership committees. Members lend their time and talent to the signature event that raises funds for programs and scholarships.

LUNCHEONS
Luncheons are held throughout the year to connect with like-minded people, listen to informative presentations, and network with others who have a passion for giving back to the community. The closing luncheon highlights scholarship recipients and installation of new officers.

MEMBERSHIP
Membership provides an opportunity to build friendships through charitable work. Members can join a committee or become a supporting member.

Join Us | Learn More
Information and membership application are available at abilitycenter.org/auxiliary or by calling 419.885.5733. Follow us on Facebook for updates.
THIS IS HOW WE celebrate food!!

**Stuffed Portabella Mushrooms**

*Serves 8*

- 6 whole portabella mushrooms
- 1/3 cup Italian salad dressing
- 1 medium onion, finely chopped
- 2 tablespoons extra-virgin olive oil
- 2 garlic cloves, crushed
- 1/2 cup herb-flavored croutons, crushed
- 3 tablespoons freshly grated Parmesan cheese
- 6 fresh basil leaves, chopped
- 6 tablespoons pine nuts
- Grated Parmesan cheese to taste

Remove the stems from the mushrooms and reserve. Chill, covered, in the refrigerator. Combine the mushroom caps and salad dressing in a bowl and toss to coat. Marinate, covered in the refrigerator for 8 to 10 hours. Preheat the oven to 425 degrees.

Chop the mushroom stems. Sauté the mushroom stems and onion in the olive oil in a skillet. Stir in the garlic. Sauté until the garlic is tender. Remove from heat. Add the croutons, 3 tablespoons Parmesan cheese, basil, and pine nuts, and mix well.

Drain the mushrooms, discarding the marinade. Arrange stem side up in a greased baking pan. Spoon some of the crouton mixture in each mushroom cup. Sprinkle with Parmesan cheese to taste. Bake for 15 minutes. Serve immediately.

Note: This is a good side dish with grilled steaks.
Timely Tree Tips

• The Fall & Winter months are an excellent time to prune trees, including those which should only be done in the dormant season, such as oaks and elms. You may wish for us to inspect your trees to locate potential structural weaknesses, before the Winter storms arrive.

• Many trees battled foliar fungus issues this year, due to the odd weather cycle through the Spring & Summer months, which consisted of periods of extensive rain, followed by days of extreme heat and humidity. Slightly leaves many not produce an adequate supply of starches and sugars for the tree. We can recommend and nutrition program designed specifically for the needs of your landscape.

• Take note of the beauty of Autumn’s color display; October is an excellent time to plant new trees in your garden!

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