

# Dorset Glen Summer 06' Newsletter

## Message from the Board President:

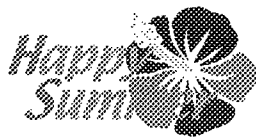
First let me say welcome to a number of new residents! We are happy to have you and hope you will enjoy living in our little community of sixty-two units by the park. As you may have noticed and couldn't help but hear, at Dorset Glen we have front row seats for the Hilliard 4<sup>th</sup> of July Fireworks!! I hope you were around to see them.

Dorset Glen is a young community having just had our second annual meeting since taking over from the Builder. And more importantly we just shook free of the Property Mgr. the Builder had provided us. As of March 1<sup>st</sup>, we left the haze of a nice but haphazard Property Mgr. to a professional operation at the Vaughn Group Ltd. (VGL). And they have gone right to work in a variety of directions. You may have noticed VGL maintenance crews out repairing downspouts this spring. If not you will soon notice them putting up about 35 bird guards after clearing bird nests from vents. One noteworthy change, VGL has begun enforcing the rules and those in violation will receive a letter of warning, followed by \$25.00 and \$50.00 fines. In another direction, we have a new landscaper taking care of lawns, bushes, and trees. Recently they have removed dead trees & bushes, cut out dead branches, and trimmed everything. This fall they will be doing some slit-seeding so by next year our lawns will look much better. It is a process. We also have Darby Creek Nursery putting together a landscaping design for the community, which should be completed in August. The first plantings will either come in the fall or early next spring. VGL is putting together a reserve analysis, which has involved a thorough property inspection and will tell us with some certainty that the Board is planning properly for future capital expenditures, such as new roofs and paving. This should be completed by fall and will be shared with all residents. The Board is also busy looking at bids for resealing our roads and driveways this summer. And down the road we would like to see a fountain in the pond and signage for our back entrance on Moundview Road.

I would like to thank the other Board members; Rick Larosa, Cathi Brownfield, Nupur Bires, Margo Alloway, and David Merrell for donating their time and energy this year. And I would like to ask all residents to let a board member know if you have an area of expertise that could help this community (i.e. lawyer, landscaper, accountant, printer, employee discounts, etc.). We make every effort to be thrifty, cut corners, and save Dorset Glen residents money. If you are able to help save the association money, you are saving yourself money too. Help if you can!

In the last newsletter we included an article titled, So You Want to Buy a Condo? to give residents new to condo-living some perspective. Here are a couple of lines that it won't hurt to hear again;

"Condominium living is not for non-conformists. The source of a condominium's resale value lies in the well-kept and uniform appearance of the entire project." While we all have to conform to some extent, it really comes down to being considerate of one another, especially at this time of year when we are outdoors more, our windows are open, and we are celebrating Summer. Let's all work together to make this a good, safe, friendly community where all residents will want to live.



Have a great summer!  
Rob O'Brien

## CHARCOAL, GAS, or ANY OPEN-FLAME GRILLS:



As we prepare for BBQ's over the 4<sup>th</sup> of July and beyond we would urge families in our community to take safety precautions when using their gas grills. The 2005 Ohio Fire Code requires families living in multi-family dwellings (three or more) to follow these regulations;

“the operation of a charcoal burner, gas grill, or any other open-flame cooking device is prohibited on decks.... In addition, these devices should not be used anywhere within 10 ft. of combustible construction, including nearby walls, overhangs, patio fences, railings....”

“...it is recommended to everyone to keep the grill on a flat surface at least 10 ft. from any home or building.”

**We have had reports from residents that their neighbors have actually used their gas grills in their garages, which is an obvious fire hazard.** The Board would encourage residents to report this violation to the Property Mgr. immediately. Residents in violation will receive a letter of warning, a \$25. fine for a 2<sup>nd</sup> violation, and a \$50. fine for additional violations.

BBQ's are a great way to celebrate summer. By following the rules of fire safety we can ensure a celebration does not turn into a situation that endangers Dorset Glen residents and their property.

## Annual Meeting:



On April 25<sup>th</sup> we held our annual meeting at the Hilliard Community Center. Thanks to Cathi Brownfield's efforts; as residents arrived they were treated to a power point slide presentation that gave us a look back at our community as it was being built. After the election was held for two Board positions, we had a slide show that included a review of finances, rules, forms, procedures, current issues, accomplishments, projects in progress, and future projects. There was time for resident's questions and comments afterwards. We would have liked to see more residents but we were pleased to see everyone that did show some interest.

## New Board Members:

At our annual meeting April 25<sup>th</sup>, Cathi Brownfield was reelected to the Board and David Merrill was elected for his first term. Thank-you both for stepping up and a big thank-you to others who threw their hats in the ring.

## New Property Management Company:



As everyone should be well aware by now, the Vaughan Group Ltd. is our new management company with Eva Lipinska as our Manager, as of March 1<sup>st</sup>. They are located at 6099 Riverside Dr. Suite 200, in Dublin. If you need to contact Eva, she can be reached at (614) 889-6600 (ext. 112) or fax 889-9570.

**Insurance Company Change:**



Effective March 1<sup>st</sup>, the Board switched our community to State Farm Insurance which was an easy decision as it was 40% less. We not only have the same coverage but they raised the overall value of our community by two million dollars. It pays to shop around!

**FOR SALE Signs:**



If you are selling your condo you may place a “For Sale” sign in your front & back windows. Not on your porch, not on the front lawn, not in any common area. VGL has sent out letters of warning, will follow-up with fines, and will collect at your closing through the Title agent.

**Asphalt Sealing:**

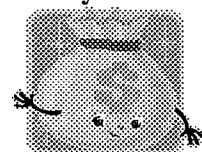
We are currently soliciting bids to seal our roads and driveways this summer. The Darby Park Association (the 1<sup>st</sup> four buildings on Darby Pk. Rd.) is planning to do their roads also. We are hoping to find a common paver to make this as easy on everyone as possible. In addition to sealing we would also ask the paver to stripe our visitor parking areas.

**Towing Company:**



As some of you may have noticed from the addition of a couple of towing signs, we have a contract with Webb’s Towing. The Board was forced to tow a vehicle in May that had not moved since last summer, had expired tags, was not working, and we have to assume the owner no longer lives here. We made every effort to notify the owner but to no avail. Hopefully, we won’t need to use Webb’s again. This is not a service that residents can use. There are only two people with a code that can call Webb’s to tow a car at Dorset Glen.

**Money from the Builder:**



After some correspondence from the Board and a walk through with Jim Hamer, the builder (Mr. Schrim) sent our community a check for nearly \$800.00. Half was to pay for the increased water bills last summer after he put down sod & seeded, \$252. was to pay for the topsoil we purchased last Oct., and the rest was for miscellaneous items. It pays to be persistent.

**Storm Doors:**

If you are considering installing a new storm door, **please** be sure to refer to your association handbook. There are fullview green doors recommended (Anderson “HD 3000 Fullview” & Larson Classic View Door or Larson Classic Self-Storage) that can be found at Lowe’s or Home Depot. Residents are not

limited to these choices but if you have something else in mind, be sure to check with our Property Manager before purchasing, to make sure it meets the criteria.

**Exterior and/or Landscape Modifications:**

Please become familiar with the Dorset Glen declarations and by-laws that your realtor had you sign prior to purchasing your condominium. Before doing any exterior or landscape modification please submit the proper form to the management company so costly mistakes can be avoided.

**Outdoor Hose Nozzles:**

Could you turn your water on to your outdoor hose/faucet for the Summer. You can turn it on from inside your basement and it will help us keep the community watered if it should turn into a dry summer, like last year. Right now that seems far fetched but you never know.

**Dryer Warning:**

Mr. Hamer, the Builder’s project manager has asked us to include a warning about clothes dryers. One resident’s dryer was so backed up with lint that it was overheating, creating a fire hazard. You may want to check yours out, especially if you keep the heat setting on HIGH or REGULAR and/or have a long dryer hose that loops several times behind or to the side of your dryer.

**Pet Reminders:**

- \*Clean up animal waste immediately!                      \* Clean up animal waste immediately!
- \*Do not pin or tether animals without being present.
- \*Excessive or continuous barking is a violation. \* No commercial breeding.

REMINDERS:

**Comment/Complaint Forms:**

If you have comments for the Board or Property Manager or complaints regarding maintenance, noise, etc., please send your forms in to our new Property Mgr. at VGL, Eva Lipinska, 6099 Riverside Dr. Suite 200, Dublin, OH 43017 Phone (614) 889-6600 ext. 112 and fax # 614 889-9570

**Rules & Regulations Handbooks:**

Don’t be afraid to refer to it for information and forms; Comment/Complaint form, Exterior/Landscape Modification form, Application to Rent form, and Satellite Dish form.

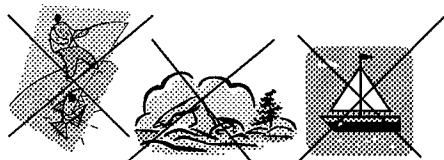
**Security Alarm Systems:**

The Hilliard City Code requires that you apply biannually for a permit with the Hilliard Police Dept. if you maintain a police/fire alarm system (\$25.). You only need a permit if you’re paying to have your alarm system monitored. The fee is waived for seniors.

**Parking Decals:**

If you would like a parking decal for a car you’re continually parking in visitor parking, ask a Board member. Visitor parking tags are also available if you have someone visiting you for an extended time.

**Pond:**



No Swimming, fishing, or boating!