

Dorset Glen Winter 2007 Newsletter

Message from the Board President:

I hope everyone is off to a Happy New Year! I'd like to welcome any new residents to Dorset Glen and there are several. Congratulations also go out to at least two residents with new babies born in the fall and more recently two residents were married and will be moving into one of their condos. Lots to celebrate already!

2006 was a busy year for the Board as we replaced the Builder's property manager effective March 1st with Vaughan Group Ltd. (VGL). We are very happy with this decision and it has made our jobs much easier. We averaged one meeting a month in 2006 compared to two per month in 2005. Our young development is shaping up, and I can say with confidence that Dorset Glen is financially sound, and we are prepared to meet our short and long term expenditures. This newsletter will provide a quick summary of what your Board of Trustees have dealt with this year. If you get a chance please thank Margot Alloway, Cathi Brownfield, Nupur Bires, Rick LaRosa, and David Merrell for volunteering their time and energy to serve on the Board. And a special thank-you to Cathi Brownfield who has graciously hosted nearly all of our Board meetings. Finally, let me remind everyone that we are living in condominiums. Once you close your front door to your porch or back door to your deck, you are on community (common) property. If you've never lived in a condo before that is a tough concept but believe me we all need to respect it to ensure that we all get along. And once spring and summer arrive it becomes even more important especially for those with children and pets. Let's all make an effort to be considerate of our neighbors and community.

Rob O'Brien

NEW PROPERTY MANAGER:



Well, not really, but since March, Eva Lipinska has been sharing Dorset Glen with Nicole Scherer. As of September, Nicole has taken over all of the responsibilities so you may direct inquiries to her from now on. Thanks to both for their good efforts on our behalf. Nicole's phone number is 614 889-6600 (ext. 111).

EMERGENCY MAINTENANCE NUMBER:

If you should experience a situation in need of emergency maintenance outside of business hours, you may still call Vaughan Group Ltd. at 614-889-6600. Follow the prompts for emergency maintenance. A technician will return your call.

Situations considered emergencies include, but are not limited to: HVAC problem (no heat/ no air); plumbing (major water leak/ no toilet); electrical (no power/ sparks); roof (substantial leak); basement leak (sump pump out/ not working); broken window; locks not working.

RESERVE ANALYSIS:

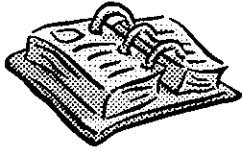
In December everyone should have received a copy of the reserve analysis the Board had completed in order to keep us in compliance with the Ohio Revised Code. The Reserve Fund, not to be confused with the operating budget, is the monies used for major projects such as roof replacement, blacktop repair and resealing, curb and sidewalk repair/replacement, exterior painting, deck maintenance, etc. In simple

terms, the analysis looks down the road twenty years, gives us a forecast of what to expect and how much we need to have in the bank. As a result, for the first time in our four year history, our monthly association dues were raised ten dollars for the reserve and three dollars for increased operating costs.

ANNUAL MEETING:

We have tentatively scheduled our annual meeting for Wed. April 25th at the Hilliard Community Center from 6:30 – 8:30pm. Pencil it in for now and stay tuned.

COMMUNITY DIRECTORY:



If you have ever wanted to give your neighbor a call for one of a hundred reasons (i.e. “Could I borrow an egg?”, “Is that smoke coming from your garage?”, etc.), you’ll be happy to know we are going to make an effort to come up with a community directory. Just a name, address, and phone number, like a phone book. A directory can make us a closer community and a safer one especially when problems arise such as a sudden gas or water shut-offs, electric outages, fire, intruders, or other emergency situations. Please take a minute to complete your directory information when the time comes.

NEW HANDBOOKS:

This spring the Board should have an updated handbook of rules & regulations which will either be sent certified mail or a board member may stop by and ask you to sign for it so we can save the five bucks. The old handbook has served us pretty well but some of the rules may be updated to address issues we hadn’t imagined at the outset.

LANDSCAPE PROPOSAL:

We continue to work with Darby Creek Nursery to spruce things up. We now have a plan for the Moundview entry and the addition of a number of trees. I won’t go into detail here but you will see some nice changes this spring. In addition, Darby Creek is coming up with a landscape design for our buildings with four and six units. This will be something for residents to refer to if they are considering making landscape changes. Please remember, any exterior landscape changes need to be in writing and approved by the Board to preserve the well-kept, uniform appearance of the entire community.

DRAINAGE REPAIR:

FYI, two areas in our community have required drainage repair. Between buildings #11 and #12, completed last fall and recently, behind building #3. The drainage pipes may have been damaged when the subcontractor laid the electric lines for our street lights in August of 2005. Most builders would have planned for streetlights in their development but ours did not. Dorset Glen had to do so after the fact and when you do so, you take your chances. Hopefully, we are all set now.

SNOW REMOVAL:

The Board hired the same outfit (Waugh Landscaping) that mowed our lawns, trimmed our bushes, removed a dozen dead trees/bushes, fertilized our maples, and have worked hard to get our landscape looking good (and it is a process), to do our snow removal. We feel certain that Steve Waugh, his son, and employees will take good care of us this winter. They have already salted once on an icy morning in December and plowed & salted again in January.

COMMUNITY SIGN FOR REAR ENTRY:

The Board would like to thank Rick LaRosa for his efforts on this project. Rick researched and priced various sign designs for the Moundview entrance. The Board selected one and then Rick took the time to talk to the city about issuing a sign variance. What he discovered was that the city is still angry with our builder for placing two signs in the front entry on Scioto Darby. The builder was supposed to put one on Scioto Darby and one on Moundview but did his own thing. As a result, we have tabled the sign but are working on a landscape design on Moundview that will serve the same purpose. Due this spring.

TRASH:

The Board with the help of VGL looked into our trash service this year. One motivator was trying to get a Thursday pick-up like our Darby Park neighbors in the front. What we discovered was that to do so would have cost us \$50.00 more each month and involved returning Waste Mgmt. receptacles for a bulkier receptacle that would have crowded your garage even more. So for the time being we will stay with Waste Management.

“FOR SALE” SIGNS:



If you are selling your condo you may place a “For Sale” sign in your front & back windows only. 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.

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-Storing) 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.

OUTDOOR HOSE NOZZLES:

If you haven’t turned your water off to your outdoor hose/faucet please do so. You can turn it off from inside your basement and it will help prevent your water pipe from freezing. Please turn it back on in the spring for your landscapers.

DRYER WARNING:

The VGL maintenance crew cleared a number of exterior dryer vents of lint this fall. Please be sure to keep your interior dryer vent clear also. If you don’t know where it is located on your dryer call VGL before you cause a fire. You can reduce the risk of fire by using the low setting on your dryer. And if you have a long dryer hose that loops several times behind or to the side of your dryer check that on occasion or even better, shorten it.

HOLIDAY LIGHTS:

We appreciate resident’s efforts to brighten up the community but by the time you receive this newsletter they should be back in their boxes.

PET REMINDERS:



- *Clean up animal waste **immediately!** *Use dog tablets if your dogs are watering our lawns.
- *Do not pin or tether animals without being present.
- *Excessive or continuous barking is a violation. * No commercial breeding.

DOG TABLETS:

There are products available at pet stores which will reduce the acidity of your dog's urine. This may prevent your lawn from becoming bleached out in spots which will also prevent you from getting a bill from the landscaper when he has to reseed your lawn this spring. This product may be found under these names; "Green Grass", "Green Saver", "Green UM", and "Grass Guard". They are usually flavored so your dog will hopefully feel they are getting a treat.

EXPERTS NEEDED:

Please 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 (us) money. If you are able to help save the association money, you are saving yourself money too. Help if you can!

REMINDERS:

Comment/Complaint Forms (can be found in your handbook):

If you have comments for the Board or Property Manager or complaints regarding maintenance, noise, etc., please send your forms in to our Property Mgr. at VGL, Nicole Scherer, 6099 Riverside Dr., Suite 200, Dublin, Ohio 43017 Phone (614) 889-6600 ext. 111 and fax # 614 889-9570

Rules & Regulations Handbooks:

Don't be afraid to refer to it for information and these 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 skating, swimming, fishing, or boating!