

# Dorset Glen Summer 2008 Newsletter

Message from the Board President:

I hope this newsletter finds everyone healthy, happy, and ready for the 4<sup>th</sup> of July holiday! Hopefully, after reading the newsletter you will feel, as I do, that our Dorset Glen community continues to improve each year and our future is bright. Your Board members, Nupur Bires, Cathi Brownfield, Rick Larosa, Katie Levesque, David Merrell, and I continue to volunteer our time to take care of the business of Dorset Glen (62 units in 12 buildings). In the three years since the board took over from our evasive builder we have installed street signs (5/'05), developed an association handbook (6/'05), had the decks stained (7/'05), had street lights installed (8/'05), fired the builder's property manager (2/'06), hired VGL (current property manager 3/'06), hired a new landscaper ('06), changed insurance companies (cutting that expense in half 3/'06), had our roads sealed (7/'06), had a reserve study completed and put in place (12/'06), revised the handbook (6/'07), removed/transplanted/planted dozens of trees, landscaped an entryway on Moundview Rd. (4/'07), created an association website, and more. By the time you read this our new speed bumps should be completed and a fountain for the pond is in the planning stages. And although this has all been done via board members volunteering their time, we have our detractors. We have residents who fault us for enforcing rules, others for not enforcing them to the fullest extent, and still others who are angry with the builder but confuse us, with him. Please don't, he obviously didn't care, we do, and we are trying our best. In closing, here is a quote from an article titled, So You Want to Buy a Condo?; "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 need to conform to some extent, we also need to be considerate of each other, especially at this time of year when we are outdoors more, our windows are open, and we are celebrating summer. Let's work together to make this a safe and friendly community by the park that others will envy.

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. **Use of a charcoal, gas, or any grill in your GARAGE is an obvious fire hazard.** The Board would encourage residents to report this violation to the Property Manager **immediately**. Residents in violation will receive a letter of warning, a \$25.00 fine for a 2<sup>nd</sup> violation, and a \$50.00 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 DG residents and their property.

**ANNUAL MEETING:** The Dorset Glen Association held its 4th annual meeting on April 24<sup>th</sup> at the Hilliard Community Center from 6:30 – 8:30. Four Board positions were up for election. Nupur Bires, Rick Larosa, Katie Levesque, and David Merrell were reelected to the Board. Thank you all for **volunteering** your time. In addition to the election, Nicole Scherer, our Property Manager went over financials, improvements since last year, and questions from those in attendance were answered.

**SPRING GREEN-UP DAY:** On May 4<sup>th</sup> two double knockout roses were planted on each side of our six mailbox supports. Thanks to Cathi Brownfield for printing the notices, Rob O'Brien for attaching them to residents' mailboxes and purchasing everything at Lowe's & Darby Creek Nursery, Liz Kerns for donating her wheelbarrow, and Cathi & Rob for planting the roses. Total cost was \$188.51 (roses \$12.98 each, plus peat moss, top soil, and ultra black mulch). Also, thanks Rob for touching up our mailboxes with a little black spray-paint (paint \$4.96, labor free).

**DG ANNUAL PICNIC:** On Friday, May 30<sup>th</sup>, the first annual picnic was held, thanks to Katie Levesque and the newly organized social committee. DG, Darby Park, and Dorset Meadow Associations were all invited in an attempt to get to know our neighbors. Thank you Cathi Brownfield for designing the clever RSVP notices. DG sprang for the hamburgers, hot dogs, reusable utensils, etc. at a cost of approximately \$125.00. Thank you to all of the residents that pitched in to make the evening successful. Check the DG website for future social gatherings, and look for information to come regarding 4<sup>th</sup> of July.

**WEBSITE:** The Dorset Glen website is <http://dorset.glen.googlepages.com> There are links to electronic forms such as the comment/complaint, exterior/landscape modification, rental application form, as well as the most recent handbook of rules & regulations. If you would like to be notified when new posts are created, please submit an email request to [kt\\_gobucks@yahoo.com](mailto:kt_gobucks@yahoo.com) with your name and property address.



**SPEED BUMPS:** To help maintain the 15 mph speed limit at DG and provide additional safety for all of us, two speed bumps are being added. Armor Paving is doing the job for \$965.00 (up to 3 speed bumps plus patching a few street drains). In addition, we offered to remove our neighbors' speed bump at Darby Park. We offered (at our expense) to put in a wider (gentler) speed bump with stripes to warn drivers at night but we were turned down. So, if anyone should do damage to their car going over this hurdle do not call Nicole (our property manager) but do call Becky at Sterling Realty (614) 781-0055 (Darby Park's property manager). WE TRIED!!

**FOUNTAIN:** We are working on getting a fountain in our pond this summer. Stay tuned!

**THANK-YOU CATHI!:** In March, as we were beginning our 4<sup>th</sup> year of board meetings, which Cathi Brownfield hosted 95% of, the board decided it was time to say thanks. To say thank you for hosting us for 50 or so meetings we awarded her with a \$50.00 gift card to Oakland Nursery. Thank you Cathi, we do appreciate your kind hospitality.

**NEW TREES:** In October, 32 new trees were planted at DG. Many have already paid dividends as they flowered this spring. Many thanks to the five residents who also paid for trees out of their own pockets (with our DG discount).

**THANKS for WATERING:** As we head into July the Board would like to thank those residents that we see using their sprinklers and hoses to water lawns, trees, and bushes. Unfortunately, we don't have an irrigation system. We did look into it and when you have six of your twelve buildings virtually on an island surrounded by asphalt, it becomes far too expensive. As a result, of course we will be careful to plant only hardy plants and trees but even they take time to

establish root systems to reach a water source. If we can water them until they can get to that point it will be worth it. THANKS AGAIN TO EVERYONE!

DECKS: Let's face it – the builder used a poor design and poorer lumber for our decks. Over time boards warp and nails loosen. In the fall we paid someone to walk around and hammer nails back in and they will do so again this fall. If you have boards in obvious disrepair let Nicole know. Next summer we will hire someone to touch up the stain on our decks. If you can't wait a suggested option would be to buy "CFW – cedar stain" which can be found at Lowe's for about \$18.00 a gallon.

"FOR SALE" SIGNS: If you are selling your condo you may place a "For Sale" sign in your front & back windows. **Signs are not allowed** on your porch, front lawn, or any common area.

STORM DOORS: If you are considering installing a new storm door, **please** be sure to refer to your association handbook. There are 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: Please make sure to turn the 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. It will also allow the power washer to do his job cleaning your building.



LIGHT UP YOUR NIGHT: If you're interested in adding some light to your front you can purchase a screw in light control for you outside garage lights. The light control (which contains a light sensor) screws into the socket and then the light bulb screws into it. Your outside lights will come on automatically at dusk and go off at dawn. Each light control costs about \$7.00 and several residents are currently using them.

DRYER WARNING: The VGL maintenance crew cleared a number of exterior dryer vents of lint last 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.

BACKFLOW PREVENTION ASSEMBLY TESTS: There is one backflow assembly for each building at Dorset Glen, which is located in the basement of one of the units. Each year the City of Columbus requires that the backflow assemblies are tested. If the test is not done, the water for the entire building will be shut off. That means that the unit owner must make arrangements with a plumber hired by Dorset Glen to make sure that the backflow assembly is tested on time and the results sent to the city. The Board is currently looking into alternative plumbers in hopes of finding an individual or company that is willing to perform the backflow assembly tests on Saturdays. Thank you to all those owners with the backflow assembly in their basement who have taken the time to make sure this test is done each year.

## PET REMINDERS:

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



**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 DG when we have to pay to reseed your lawn. 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 feel he/she is getting a treat.

**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.

**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 and online):

**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, fax # 614 889-9570, or email at [nscherer@vglld.com](mailto:nscherer@vglld.com).

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 (\$25.00). 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 are continually parking in visitor parking, call the Property Manager. Visitor parking tags are also available if you have someone visiting you for an extended time.

Pond: No skating, swimming, fishing, or boating!