

# Dorset Glen Winter 2008 Newsletter

## Message from the Board President:

Let me start by welcoming any new residents to Dorset Glen (DG), an association of sixty-two units in twelve buildings. We have neighbors at Darby Park (four buildings) and Dorset Meadow (one building) that we work with to maintain continuity of services (lawns and snow).

Compared to 2005 when we were having street lights installed, putting up street signs, and 2006 when we fired our original Property Manager, 2007 was relatively predictable. I will remember it as a landscaping year in which our landscape design was completed by Darby Creek Nursery, our Moundview entry was completed, over twenty maples were removed, some due to shade tree borers, but twice as many new trees were planted and/or transplanted. Our association handbook was updated and DG now has a website to help residents access forms and information.

At some point, we will probably wonder what we stepped in but the board is now trying to tackle a highly volatile subject, dogs. It is a two part subject no less, number 1 and number 2. Sad but true. And for the first time, we are doing something that other associations routinely do; publish the names of residents that are making no effort to pay their monthly dues.

Overall, I can say with certainty that Dorset Glen is financially sound, prepared to meet our short and long term expenditures, and improving each year. There are projects in the wings such as; speed bumps, painting, and a fountain for the pond.

This newsletter will provide a brief summary of what your Board of Trustees has dealt with this year. If you get a chance, please thank Nupur Bires, Cathi Brownfield, Rick Larosa, Katie Levesque, and David Merrell for **volunteering** their time to serve on the Board. I hope they find it rewarding. I know if they volunteered to help at say, Special Olympics they would receive a t-shirt and a pat on the back but to help run a condo association (no matter where) a board member generally hears just the complaints. Hopefully, they aren't reading this. :-> On a more positive note, I want to give a special thank-you to Cathi Brownfield who has graciously hosted nearly all of our Board meetings over the past three years. Finally, let me mention that we are a very diverse group of residents at DG. There are folks from many nations, vocations, ages, as well as folks that have lived in rural, urban, and even strict condo associations. One of the jobs of the board and property manager is to enforce the rules set down in our declaration and bylaws. Some of you will be upset when we do while others will be pleased we did. And guess who we will hear from? We are enclosing an article with this newsletter titled; So You Want to Buy a Condo which we hope you will read and give some thought. Here is a sample; "... Condo living is not for nonconformists. The source of a condominium's resale value lies in the well kept and uniform appearance of the entire project." On behalf of the board, let me wish everyone a happy holiday season and a Happy and Healthy New Year!

Rob O'Brien

**PROPERTY MANAGEMENT:** Our Property Manager is Nicole Scherer and you can reach her at 614 889-6600 (ext. 111) or fax at 889-9570. If you are ever curious, interested, suspicious, or just bored, any owner at DG can stop by the Property Management office, Vaughan Group Ltd. (VGL) at 6099 Riverside Dr., Suite 200, in Dublin to review any of our association documents (i.e. ledgers, financials, minutes, etc.). Give Nicole a call and she can arrange a time for you to stop in.

**DELINQUENT RESIDENTS:** It is with some reluctance, but after providing our delinquent residents with plenty of warning and opportunity to make a real effort, we are publishing a list of residents that have been making no effort to pay their association dues. The Board does not think it is fair to the owners who pay their dues on time, and feels that as it deals with the financial wellbeing of the association, all owners have the right to know. These residents have liens (which is also public

record) on their property, so eventually, one way or another the money will be collected, including the late fees and legal fees incurred. The next step will be foreclosure if the accounts are not brought current. Why they feel they should get free trash pickup, lawn mowing, snow plowing, road repair, water, etc. we don't know or understand. Hopefully, a new year will help them gain a better perspective.

Names:		Amount:
1) Anita Carroll	3982 Hill Park Rd.	\$2,465.00
2) David & Pamela Denenzio	3965 Darby Park Rd.	\$2,301.50
3) Lori McHugh	3957 Hill Park Rd.	\$2,151.00

**RESERVE ANALYSIS:** In December of 2006, residents received a copy of the reserve analysis completed that fall in order to keep DG in compliance with the Ohio Revised Code Section 5311. 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. Simply put, 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. Associations are no longer allowed to bury their head in the sand for years and then call for a huge special assessment to fund what should have been a predictable expenditure, like new roofs. That is why the Board had the analysis prepared and why our dues are going up \$10.00 per month in 2008. The reserve analysis can be found on the DG website.

**DORSET GLEN WEBSITE:** Check out the new Dorset Glen website at <http://dorset.glen.googlepages.com>, compliments of board member Katie Levesque.

**SOCIAL COMMITTEE FORMING:** If anyone is interested in joining a social committee, please contact Nicole by phone at 614-889-6600 x111, or by email at [nscherer@vaughangroupltd.com](mailto:nscherer@vaughangroupltd.com). This would be a great way to get to know your neighbors through different organized functions! Contact Nicole by March 1, 2008 if you are interested.

**LANDSCAPE COMMITTEE:** In our summer newsletter a call went out for anyone interested in serving on a DG landscape committee. Fortunately, four residents stepped forward including; Kay Christopoulos, Cathi Brownfield, Liz Kerns, and Rob O'Brien. The committee met on three occasions, including one with our landscaper. Thanks in large part to this committee the plantings in the next article took place. Thanks to all of them for their efforts! The committee plans to reconvene in February to look at spring projects and beyond. Want to help? If so, contact Nicole at 614-889-6600 x111.

**NEW TREES:** In April, three good sized maples and four prairie fire crabapple trees were planted on the west side of DG between buildings. In addition, nine evergreens were transplanted to our western boundary with the park to eventually provide a wind and visual screen for DG. Also in April, the new entryway (landscaping) on Moundview was planted. In October, seven new trees were planted around our interior to provide some color in our community (most will flower in the spring). Also, twenty-five evergreens (arborvitae) were planted in seven locations to hide some of the utilities on the ends of our buildings. We're making progress. Also, in October our neighbors at Dorset Meadow landscaped around their mailboxes. It mirrors our entryway which is a nice touch. They also planted some evergreens and maples. We are very pleased to have them complementing our efforts.

**RESIDENT LANDSCAPING EFFORTS:** The Board would like to thank everyone in the community that planted annuals, watered trees (especially the new ones), turned on their sprinklers during dry spells, and made an effort this past year. We would especially like to thank a number of

residents that have continually paid out of their own pocket for bushes and trees that have dressed up our development, benefiting us all.

~ Cathi Brownfield at 3952 Darby Park Rd. has been beautifying her area for years at her own expense and this fall added a prairie fire crabapple to her south side at a cost of \$230.00, as well as other eye catching bushes.

~ Liz Kerns, like Cathi, has a green thumb and if you walk past 3935 Hill Park you can see for yourself. This fall she and her neighbor (Mark & Randy Blitman) went in on an Oct. Glory Maple (\$220.00) behind their place to replace a tree that had died and been removed in June.

~ Rob and Karen O'Brien at 3947 Hill Park have been slowly adding trees and bushes to their west side bordering the park to provide a wind screen. They purchased an Oct. Glory Maple (\$220.00) to replace a dead one. Rob also planted 5 arborvitae (\$140.00), and 4 hickeyes (\$120.00) doing the grunt work himself.

~ Nupur Bires, at 3991 Hill Park purchased a Cleveland Pear for \$150.00 for her back area which will add some color.

All of these trees were transported, planted, and come with a one year warranty from Steve Waugh our landscaper. Darby Creek Nursery is also available and will provide a 10% discount for DG residents. Don't forget to complete a landscape modification form if you are considering going above and beyond, like these folks.

**NEW MOUNDVIEW ENTRY:** Even residents who don't enter DG from Moundview Rd. must have enjoyed the new entryway that Darby Creek Nursery installed in April. The knockout roses were in bloom until recently and the burning bushes were a fiery red this fall also. The entryway was partially in lieu of a DG sign that we are prohibited from having at our rear entry.

**LANDSCAPE PROPOSAL:** This spring, Darby Creek Nursery completed a landscape design for our buildings with four and six units. This was mailed to residents at the time and hopefully will be a guide for residents considering landscape changes. Please remember, any exterior landscape changes need to be in writing and approved by the Board.

**REVISED HANDBOOKS:** This spring the Board revised our handbook of rules & regulations. In keeping with our frugal approach we were able to hand deliver about forty of the sixty-two handbooks which saved DG about five dollars each or roughly two hundred dollars. The handbook can also be found on the DG website.

**SNOW REMOVAL:** The Board rehired Waugh Landscaping to do our snow removal. We feel certain that Steve Waugh, his son Eric, and employees will take good care of us again this winter. In fact, they have already plowed, salted, and shoveled, making the Dec. 5<sup>th</sup> storm a little easier to handle. By the way, they were the lowest bidder and will also be plowing our neighbors at Darby Park and Dorset Meadow.

**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:** After a DG resident reported that turning your outside nozzle off could do more harm than good we called M J Bauman Plumbing. We were told that turning your nozzle off is not necessary but doing so will not do any harm. So, we will leave this decision up to residents. If you should decide to turn your nozzle off, please turn it back on in the spring for your

landscapers. **WARNING:** If you leave your outside hose connected to your nozzle you are asking for trouble. You could cause your pipe to freeze and burst, causing who knows how much damage.

**DRYER WARNING:** The VGL maintenance crew will soon be on the lookout for exterior dryer vents full of lint. 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. Please be sure to take them down within a reasonable time.

**ANNUAL MEETING:** We have tentatively scheduled our 2008 annual meeting for Wed. April 23<sup>rd</sup> at the Hilliard Community Center from 6:30 – 8:30pm. Pencil it in for now and stay tuned.

**PET REMINDERS:**

\*Clean up animal waste **immediately!** \*Use dog tablets if your dogs are destroying 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 help prevent your lawn from becoming bleached out in spots. The 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 DG 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 or on the website):

If you have comments for the Board or Property Manager or complaints regarding maintenance, noise, etc., please send forms to the Property Manager, c/o VGL 6099 Riverside Dr. Dublin, Oh 43017 Phone (614) 889-6600 ext. 111 and fax # 614 889-9570

**Rules & Regulations Handbooks:** Don't be afraid to refer to it (or go to DG website) for information and these forms; Comment/Complaint, Exterior/Landscape Modification, Application to Rent, and Satellite Dish.

**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 (fee waived for seniors).

**Parking Decals:** If you would like a parking decal for a car you're continually parking in visitor parking, give Nicole a call. Visitor parking tags are also available if you have someone visiting for an extended time.

**Pond:** No skating, swimming, fishing, or boating.

**Ducks:** If you want to feed ducks please go to the Municipal Park.

**SPEED LIMIT: 15 MPH**