



Willow Grove of Dublin Newsletter

Spring 2019

<http://www.willowgrovedublin.com>

<http://willowgroveoh.nextdoor.com>

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Association Dues/Water Payment

For your convenience: Did you know you could setup auto pay for monthly association dues and water bills? Please contact PM for forms to fill out. Dues and water are auto debited on the 5th of each month. NOTE: You are still able to view your water bill online about 20 days prior to the due date so you know how much it is each month:

<https://portal.guardianwp.com>

Why do we pay monthly for water bills?

HOA/PM pays ONE water bill a MONTH for ALL water usage to Guardian Water. Each unit has its own meter and individuals are billed monthly for their usage. Water payments by unit owners are made directly to PM (along with your HOA dues). Guardian Water billing and payment is on a MONTHLY (not quarterly) basis.

LISTEN & LOOK for water running, it could be a leak, **REPORT** immediately!



Swimming Pool Open 5/10-9/22/19

Pool rules in resident handbook, such as: place towels on chairs before use, cleaning up after yourselves, lowering umbrellas after use, **no glass containers**, no parties, and residents must accompany all pool guests. Residents under the age of 14 must be accompanied by an adult resident 18 or over or authorized adult 18 or over (i.e.: Nanny, Grandparent).

Please be considerate of your neighbors.



Painting-Advance Notices to be sent out

4th (Final) Phase - 2019 Exterior Buildings (which includes stucco, trim, garage doors, front doors, etc.) to be painted are: All of WILLOW GROVE LANE, Mailboxes, and if your FRONT door needs painted please contact PM to be added to schedule.

IN THIS ISSUE-HOT ITEMS!
POOL, PAINTING, REMINDERS!



Parking/Vehicles

WE MUST KEEP EMERGENCY VEHICLE LANES OPEN AND EVERYONE MUST HAVE ACCESS TO THEIR OWN DRIVEWAY:

Please be considerate of your neighbor's driveways when parking

Do NOT block sidewalks.

Do NOT park on grass.

Parking utilization must be, in this order:

1st Garages, 2nd Driveways, 3rd Parking Spots...lastly permitted parking side of road.

WG East-Parking permitted E side
 WG North-Parking permitted N side
 WG South-Parking permitted S side
 WG Lane - Parking permitted W side

NOTE: Violators will be fined or towed at owner's expense.



Pets and Waste Cleanup

Dog Waste Bag Containers have been placed by common areas for owner’s convenience. Pet Owners are responsible for promptly cleaning up after their animals. The Common Areas are for the enjoyment of all Unit Owners. These areas cannot be fully utilized if animal waste is left on the grounds and pets are allowed to run uncontrolled. Additional Dog Waste Bag Units will be placed in Cul-De-Sac on East and behind South. **Owners that do not abide by these rules will be fined \$100 for first offense, and fines will increase for each occurrence.**



Neighborhood Happenings:

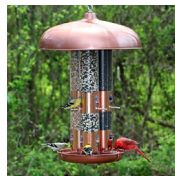
- Stucco Wall Repair
- Front Entrance (North & South Entrance drainage and repair)
- Fence line Behind East project
- Phase 4 Painting
- Dead Crabtree’s and any other tree/bush removal as needed.
- Pool Restrooms Paint/Refresh
- Review Concrete Curb/Sidewalks for replacement



Trash

All trash must be containerized with lids. **NO BAGS.** Trash should not be put out BEFORE 6:00 pm the night before trash pickup.

Please note the rules about NO BAGS. Animals, wind, and other conditions cause bags to be opened and trash scattered all over. Please make sure trash is in a receptacle with a lid.



Spring arrival means that Bird Feeders should be cleaned and put away till next December.

One (1) Birdfeeder on a pole/post can be placed in your limited common area (patio) from December to February every year. Daily cleanup of spillage **MUST** take place during this time (uneaten seed can become soggy and grow deadly mold). It also attracts unwanted rodents, bugs, animals (SKUNKS) into the area.



Ivy (Plant growth on buildings)

All exterior building and fencing façade **will remain clear of any plant growth.** While ivy may look attractive to some homeowners, it does extensive damage to structures (we have some major stucco repair in 2019) and hinders the painting process. If growth is discovered on any portion of a limited common area the homeowner will receive a notice and if the growth is not removed within 10 days, the HOA will act to remove and the owner will be charged for the removal and disposition.



Exterior Unit Improvements

Replacement items (listed below) must meet Willow Grove specifications. Sample items are in Residents Handbook and on Willow Grove Website Resources tab along with the application form:

- Windows
- Door Hardware/Locks
- Exterior Light(s)
- Entry Door, Storm Door, Patio Door
- Patio/Deck
- Exterior Paint Color/Stain
- Landscaping

Do you know that your Association Dues pay for: property management, landscaping, tree/bush removal/replacement, snow removal, exterior maintenance, roofing (*2022), brick/stucco repair, swimming pool (*2027), concrete, asphalt, driveways, chimneys, lighting, etc. *Reserve Study replacement recommendations

Periodically Community updates/information will be posted at Mailbox/Pool Community Bulletin Boards

Websites

[*http://www.willowgrovedublin.com](http://www.willowgrovedublin.com)

<http://willowgroveoh.nextdoor.com>

*Working on new website/hosting this year.



City of Dublin EarthMonth
<https://dublinohiousa.gov/earthmonth>

Dumpsters will NOT be placed this year at Willow Grove. We will try again in 2020 (scheduling issues).