

**WILLOW GROVE OF DUBLIN
SUMMER 2020 NEWSLETTER**
<https://willowgroveofdublin.com>



ASSOCIATION BOARDMEMBERS: JASON PETERMAN, MICHELE CROCE, SUSAN MONTGOMERY, JANET KAPLAN, CHRIS CONRAD

Community Manager –
Patterson Merkle Management
Maxine Bame
4900 Reed Road Suite# 230
Columbus, Ohio 43220
Phone: (614) 235-1187
Emergency Maintenance: (614) 221-7985
Email: MBame@pattersonmerkle.com

The coronavirus has certainly caused a stir this year but could not stop the arrival of such beautiful weather. It's a pleasure to get out on warm days and begin to enjoy some patio time. Below please find some updates from the Willow Grove Board.

New Landscape Company: Brightview is our current landscape company. Things did start off rocky and we are hopeful as the season progresses you will see an improvement. Board members will complete a walk-thru with Brightview to assess the grounds for required maintenance. Thank you for your patience.

Additionally, each unit's contained patio area (limited common area) is the responsibility of the owner; maintenance includes keeping ivy off the building/brick wall/fence, trimming trees so they are not touching the unit, removal of weeds and dead plants. **Removing, altering or changing any landscaping on common property is not permitted;** any concern with existing common area landscaping (e.g., diseased trees, overgrowth) should be brought to the Board's attention.

The City of Dublin cut back honeysuckle 15 feet and trimmed trees north of the community. Fortunately, this seems to have lessened activity of skunks and raccoons in the area.

Concrete & Asphalt: Concrete and asphalt is to be inspected this summer to determine what may need addressed. The concrete area around the pool has been completed. Further stucco work is planned.



Bird Feeders: If you haven't already removed/emptied your birdfeeder for the season, please do so as birds may be fed from December thru February ONLY.

Water Shut-Off Valves: Occasionally, Patterson-Merkle has found it necessary to shut off our water to address water leaks. Some water leaks are water mains, and some have been inside units. Water main breaks usually require shutting off water to the entire community until the repairs are completed. Last year, we had two separate water leaks that were inside of units. Each time, the water main for the entire community had to be shutoff until the leaks were repaired. To minimize turning off everyone's water, it would be more convenient to shut the water off for just that building until the repair is completed. If your unit has one of these valves (pictured below), please contact Patterson-Merkle.



Each unit owner may want to have their water shut-off valve inspected (pictured below) as preventative maintenance to ensure working properly. Remember, all pipes servicing a unit (gas, water, and sewer) are the responsibility of each owner.



E-Mail Addresses: In order to facilitate notifications (e.g., "main" water shut-offs, important community updates), the Board would like to ensure they have current e-mail addresses for all unit owners. Each unit owner is asked to please forward a current e-mail address to our property manager from Patterson-Merkle, Maxine Bame, at mbame@pattersonmerkle.com by June 30, 2020.



Pool:

The Willow Grove Board has reviewed the requirements published by the Ohio Department of Health and Franklin County Board of Health for operators of local and public pools.

The Board has determined that opening the pool at this time would require the implementation of processes which cannot be reasonably executed. Insurance and legal concerns were additional considerations reviewed by the Board. Therefore, the pool will remain closed until further notice.

We hope that after July 1st those requirements will be lifted and further consideration to open the pool will be revisited.

Association Dues/Water Payment: As a matter of convenience, a unit owner can setup auto pay for monthly association dues and water bills, simply contact Patterson-Merkle to complete appropriate forms. Dues and water are auto debited on the 5th of each month. NOTE: You are still able to view your water bill online at <https://portal.guardianwp.com> about 20 days prior to the due date so you know how much it is each month.

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 Patterson-Merkle (along with HOA dues). Guardian Water billing and payment is on a MONTHLY (not quarterly) basis.

Resident Handbook Reminders: All residents should have a copy of the Resident Handbook and By Laws and, if unable to locate either, both are available on the condo association's website at willowgroveofdublin.com. The following information has been provided previously but is mentioned in this current newsletter for the benefit of new residents and to re-enforce association rules and regulations for those who may be out of compliance to avoid levying of fines. Briefly, the following reminders are provided:

Trash - Please place trash out to the curb beginning at 6:00 p.m. the night before pickup (this time is not currently contained in the handbook, but will be updated). Trash is to be in containers with lids; please do not leave trash at the curb in plastic bags to avoid animals tearing through them at night. It is understood that from time to time (e.g., interior work, moving) a unit owner may have more trash than will fit in a container and find it unavoidable to place some plastic bags at the curb. In these instances, please avoid placing any food items in the bags.

Exterior Updates to Condo Units - No exterior updates are to be made without first submitting a request to the Board for approval. The Board, along with the property management company, takes maintenance of the community seriously to maintain a desirable appearance and property values. Appropriate exterior paint colors as well as replacement of windows, doors, hardware, and light fixtures are contained in the handbook.

Pet Waste - Willow Grove is a dog-friendly community, however, dog waste is regularly found on common grounds. If an owner forgets to bring a bag along with their dog when taking a walk, there are sufficient stations throughout the community that provide waste bags. Please be respectful of others who share the community. If caught, owners failing to pick up after their pets will be fined \$100 for each offense.

Parking - Please remember to utilize your garage, then driveway, and then overflow parking before considering parking in the street. It is best to keep the streets free of parked vehicles (e.g., access by emergency vehicles, trash pickup). If you do find it necessary to park on the street from time to time, please ensure it is not on the side of the street clearly labeled "no parking."