

**WILLOW GROVE OF DUBLIN
SPRING 2021 NEWSLETTER**
<https://willowgroveofdublin.com>



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We live in a beautiful community with mature landscaping and older, architecturally interesting condos. This Board is interested in appropriately maintaining this community to hold/increase values. Below you will find some updates from the Board.

Willow Grove Grounds & Contracted

Landscaping Company: The Board agreed to end the contract with Brightview at the end of last season due to unsatisfactory performance and hire a new company, Hedge Landscape. The new company is facing some challenges with recently seeded areas due to the underground electrical work that took place for months on end. In filling holes, seeding, and placing straw on top, common areas began to look more like farm fields. Some residents were complaining about the straw blowing everywhere, and the Board didn't want straw in newly mulched beds. As the cost of raking up the straw and bagging it for disposal was approximately \$1,500.00, Board members took it upon themselves to clean up most of the straw to save the association money. Grass is beginning to come up; hopefully, everything will green up in these areas soon. Due to all the work in Willow Grove, the Board asked that the new landscape company mulch later, and the company is being careful with mowing in newly seeded areas. Board members also removed a dead hemlock in the front of South and have continually trimmed dead tree branches to save the association money.

Owners continue to be responsible for their contained patio areas as well as beds outside of patio fences. Please ensure continual maintenance is performed (e.g., keeping ivy off the building/brick wall/fence, trimming trees so they are not touching the unit, removing weeds/dead plants).

Irrigation: As the previous landscape company was also responsible for our irrigation system, the Board agreed to contract with Hydrotech Irrigation at a cost of \$485.00 for the season. This price includes system start up, three checks thru the summer, and winterization.

Concrete Repairs: Several front patios on South and East are in need of repair and will cost approximately \$14,200; owners will be notified when work is to begin. Additionally, some of the cement walkway around the pool is in need of repair and plan is to complete this spring.



Bird Feeders: Annual reminder - Birdfeeders are permitted from December thru February. Please ensure removed.

Water Shut-Off Valves: As explained previously, Patterson-Merkle has occasionally found it necessary to shut off our water to address water leaks. The Board has gathered most needed information to minimize any inconvenience and may be contacting some owners to finalize location of all shut-off valves. If your unit has one of the valves pictured below and you have not already done so, please contact Patterson-Merkle. Reminder: all pipes servicing a unit (gas, water, sewer) are the responsibility of each owner.



Pool: The Board contracted with a new pool company, Sandy's Pools, for the 2021 season. Sandy's offered a competitive rate and determined there was not currently a need for the repairs addressed by the previous pool company. Sandy's will be starting up the pool on May 7, 2021, two weeks prior to official opening for owners' use, to evaluate the pool and equipment. The pool will be open for use from May 21, 2021, through

September 19, 2021.

The pool is in need of a new winter cover, which is a custom fit, and Patterson-Merkle will work with Sandy's on that purchase. The community also needs to purchase an automatic chemical controller, which we previously rented from the old company. Estimated cost of controller is \$2,213.93.

Roofs/Stucco/Chimneys: Replacement of roofs throughout the community is anticipated to begin in 2022/2023.

Work on chimneys in need of repair began last year and expenses doubled from what was initially anticipated due to rotted structures under the stucco. There are still four-five chimneys in need of repair. Some stucco painting still needs done on chimneys repaired last year; these repairs totaled approximately \$8,000.00.

Resident Handbook Reminders: The Resident Handbook and By Laws are available on the condo association's website at willowgroveofdublin.com. As always, some reminders are placed in this newsletter for new residents.

Trash - Trash may be placed in covered containers out to the curb beginning at 6:00 p.m. the night before pickup.

Exterior Updates to Condo Units - No exterior updates are to be made without first submitting a request to the Board for approval. NOTE: This includes limited common areas (e.g., back/front patios) which MUST be maintained and kept clean on a regular basis.

Pet Waste - Willow Grove is a dog-friendly community, and owners must ensure to pick up dog waste. Waste bag stations are throughout the community for use in this regard. Several owners have noticed dog waste in common areas that has not been picked up. This is inconsiderate, and those who fail to pick up after their dog(s) are subject to a fine of \$100 for each offense.

Parking - Parking of vehicles is to occur as follows: garage, driveway, then overflow parking before considering parking in the street.