

WILOW GROVE OF DUBLIN
SUMMER 2021 NEWSLETTER
<https://willowgroveofdublin.com>



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The Board continues to meet periodically with Patterson Merkle involving maintenance of our community and thought a summer newsletter might be helpful in communicating information.

Willow Grove Landscaping: Hedge, our new landscape company has been doing a great job in maintaining our grounds even in the face of a reduced workforce, as many companies have been experiencing. Fortunately, the grassy areas are looking much better since graded and seeded; the rain we have been getting has helped in this regard. Hedge has been busy taking care of the weeds and keeping the ivy trimmed. The Willow Grove Board and Patterson Merkle will continue to make them aware of areas that need addressed. Hedge recently finished trimming shrubs in the complex and edged along walkways. Trees will be examined for trimming as well, which may not occur until fall.

Owners are asked to please remember they are responsible for their contained patio areas. Regular maintenance includes trimming trees, which includes keeping limbs from touching the side of the building, removing dead branches, and weeding.

Concrete Repairs: Willow Grove has contracted with a company to complete concrete repairs. They are behind, and finishing another project. Willow Grove is scheduled to be their next project, so we are hopeful needed repairs will begin soon. As stated in the spring, owners scheduled for repairs will be notified before work begins.

Fire Hydrant - East: As most of you may be aware, the fire hydrant on East needed to be replaced. That work has been completed and grading and seeding will follow. If not already a member of the Next Door app., owners may want to consider utilizing this application to receive quick notice of issues that impact the community. For example, when replacing the fire hydrant, a water line was hit which temporarily disrupted service. This information was communicated immediately via the Next Door app. to make residents aware as quickly as possible. If interested in joining the next door app., go to: www.nextdoor.com. Additionally, if you haven't already done so, please give Patterson Merkle your e-mail address to facilitate notification to residents of sudden and future disruptions as quickly as possible.



Pool: The pool opened as planned this year. However, in assessing the water level, Sandy's Pools determined that there appears to be a leak. It is believed air is in the lines. Patterson Merkle will continue to monitor the situation. A leak detection company will be hired to determine the origin of any leak(s). Any needed work will be contracted for completion after closing of the pool for the season on September 19, 2021.

The pool bathrooms were not originally open but have been for several weeks now as Patterson Merkle has contracted for that work to be done. The grill at the pool is also available for use. Please be courteous and clean up after yourself when using the bathrooms/grill. Thus far, it appears many residents and their guests have enjoyed the pool this season, even with the additional rain. Please do not allow children to play or sit on the rope or slide down the handrails; repairs/replacements can be costly.

Stucco - Painting Following Chimney Repairs: All companies appear to be backed up with work and are having difficulty finding workers, but we are anticipating the stucco painting will begin in August.

Stucco - Architectural Regulations: Property management and the Willow Grove Board of Directors noticed several households have penetrated stucco/brick to hang decorative lights/items although not permitted as outlined in the Willow Grove Handbook. Please do not drill into or affix anything to stucco/brick walls of the condos without requesting and receiving approval. It can be expensive to repair stucco that has been drilled/damaged. Unit owners are responsible for familiarizing themselves with, and following, the community rules and regulations. Any unit owner not in compliance with the regulations contained in the handbook is responsible for any water, structural, pest or other issues that may arise and the cost of any repairs/damages for compromising the stucco/outside building structure.