

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



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The Board is publishing this newsletter to keep unit owners informed of management activities in the community. As you know, this is an older, but beautiful, community where maintenance is important for both daily living as well as resale value.

Willow Grove Landscaping: Hedge has done a good job with mowing, edging, and trimming. However, a couple of the Board members plan to complete a walk through and meet with company to discuss concerns regarding weeding not being completed as promised.

Eddie's Tree Service was in the neighborhood a few weeks ago removing dead trees/shrubs. Following Eddie's completion of work needed, Board members did more clean up/soil preparation for new trees/shrubs replaced by Oakland Nursery. To save additional expenses, Board members also graded and seeded area destroyed due to installation of new fire hydrant on East as well as another area between condo units. The Board purchased knock out roses at half off to replace some that had died in landscaped area at east end of the pool; they also uncovered flagstone, removed weeds and poison ivy, and mulched to ensure new roses will have a good chance of surviving.

The Board was made aware that animals (most likely raccoons) are removing shingles and getting into some roofs. To begin preparation for installation of new roofs, the Board plans to have all trees trimmed that are leaning on, or close to leaning on, condo units to prevent access by animals. This is necessary as, if not done, the animals will simply tear off shingles again for access. Patterson Merkle will make the community aware when this trimming will be completed so unit owners can move/relocate any patio items to prevent damage.

Finally, attention to other trees in the neighborhood (e.g., fertilization, pruning) will be completed in part this year where needed most.

Concrete Repairs: Repairs are to begin in late September. Owners scheduled for repairs will be notified before work begins.



Pool: The pool closed for the season as of September 19, 2021. There definitely appears to be a leak as the water line was marked by one of the skimmers after the auto filler was shut off; water dropped below the marked level rather quickly. A leak detection company is scheduled to come out towards the end of October to determine source of leak at which time next steps will be

examined. Additionally, the winter cover for the pool deteriorated and a new one is being purchased this year. The cover must be special ordered to fit the pool to ensure it attaches to existing hardware in cement surround.

Stucco - Painting Following Last Year's Chimney Repairs: Painting did not begin in August as anticipated. However, it is expected to begin in the next few weeks, weather depending.

Current Chimney Repairs: Work has begun on remaining chimney repairs in the community and should be completed soon. These chimneys will not be ready for painting until next year as the stucco must first have time to cure.

Gutters: Patterson-Merkle is in the process of obtaining bids to remove gutter guards and to clean out gutters of debris buildup.

Special Community Meeting: The Board plans to hold a special meeting in early November 2021 to discuss roof replacement in the community. Please look for a letter from Patterson Merkle containing details.