



SPRING 2022 NEWSLETTER

<https://willowgroveofdublin.com>



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This newsletter provides some updates and information for unit owners in the Willow Grove of Dublin community.

New Board Member: Lindsey Wilhelm

was elected to serve on the Board; welcome Lindsey. She replaces Michele Croce; thank you, Michele, for your work on the Board.

Landscaping - Spring Clean Up: Hedge was in the community recently to complete edging of mulched areas and to do some clean up of leaves and debris. Next step will be application of fresh mulch.

Eddie's Tree Service: To return in spring as some unit owners will utilize this service to have trees removed in their patio areas that are potential issues with roofs.

Trees/Shrubs Near Individual Units: Unit owners may want to check their back patio areas to determine whether shrubs/trees are in need of trimming. Trees/Shrubs close, or touching, a unit present an invitation for animals that may cause damage.

Tree Fertilization/Spraying: Trees in need of fertilization/spraying will be taken care of, when appropriate and funds permitting, for proper maintenance and to resist disease and loss.

Concrete Repairs: Repairs were made to some original patios and walkways last year. In walking around the neighborhood, the Board noticed other walkways in need of repair and will try to make those repairs if the budget allows. The roofs, obviously, represent a major use of reserve funds. Additionally, the winter weather necessitated going over budget to maintain clear walkways and streets.

Snow Budget: The severe weather caused a need to go over budget established for snow removal/plowing/salting. To date \$18,734.26 has been spent. The Board unanimously agreed to have Maxine inform Hedge that we did not want any pre-salting prior to plowing. Also the Board found out that the association was responsible for plowing of the sidewalk on Emerald Parkway in front of the community. This created an added expense as it was previously thought this was the City of Dublin's responsibility.

Solar-Powered Light on South: As several lights were not working for several months, the Board agreed to try utilizing a solar-powered light. Unfortunately, it did not provide adequate light, and the Board decided it was not worth the expense of replacing all lights that were out with this option. Instead, Kasim from Patterson Merkle determined where the electrical shortage was and fixed the issue. Lights are back on. Kasim saved the association a lot of money by fixing the problem himself. A big thank you to Kasim and to owners who have kept outside lights on at night to help maintain safety in the neighborhood.

Roof Shingles: AC Roofing, as promised, removed old shingles and replaced with new at mailbox on North to provide an example of what to expect with the new shingles.

Roofing Payments: Most unit owners have determined best option for payments towards roof replacement. Patterson Merkle has worked with unit owners to understand options and thanks the owners for their cooperation. As there may have been some confusion regarding payments, the Board unanimously voted to waive any late fees for the month of February 2022. However, late fees began to be applied starting in March 2022 for payments not received on time.

Mailboxes: Maxine indicated some unit owners do not have the ability to lock their mailboxes; it could be attributable to the previous owner not leaving a key or a problem with the lock. It is the unit owner's responsibility to repair/replace lock. One suggestion is that owners contact Zipf Locks in Columbus if they are in need of having their lock repaired/replaced.



Pool: The pool is scheduled to open May 14, 2022. The expected opening is due to the potential of the pool closing a bit earlier to maintain safety for pool users as AC Roofing completes installation of roofs in the community. AC Roofing may be able to start the roofing project sooner than anticipated, which may have an impact on the pools closing date and is the reason a specific closing date has not been determined. The community will be kept apprised of roofing work completed on units around the pool and official closing date of the pool.

Maxine will contact the pool company, Endless Summer, as they need at least two weeks prior to opening to get the pool ready (e.g., chipping paint in the shallow end, anchoring rope, replacing light that was removed and temporarily fixed due to a leak). Replacement of the light that was removed to provide a temporary fix to the leak in that area will be examined. The Board also agreed to have Maxine contact the same individual to clean the bathrooms to see if interested in performing those duties in 2022.

Signs: Patterson Merkle has received a complaint regarding signs posted on some condominium units within the community. Please remove as they are not permitted according to the By-Laws under "G. Signs." Any questions should be directed to Patterson Merkle.