



Homeowners Association Update

Fall 2008

www.villageatalumcreek.org

Email List

Subscribe to the VAC listserv to receive periodic updates from the HOA. To subscribe, send an email to subscribe@villageatalumcreek.org

VAC Trustees

President JD Barlow
VP Administration Andrew Lynch
VP Membership Raveesh Dewan
Secretary Neil Wheeler
Treasurer Marty Luxeder

*You can contact us all at
trustees@villageatalumcreek.org or
individually using
fname@villageatalumcreek.org*

Committees

Architectural Review

Ken Hagen, Joe Leone, Bob Mullen

Budget Review

Andrew Lynch

Communications

JD Barlow, Marty Luxeder

Deed Restrictions

Bonnie Butcher, Shelli Clark, Raveesh Dewan, Jim Fedako, Matt Gregory, Ken Hagen, Tom Mirras, Bob Mullen

Insurance/Legal

Len Fisher

Maintenance/Landscape

Marty Luxeder, Mark Miner, Jim Snopik

New Member/Welcoming

Luann Dove

Ponds

JD Barlow, Carisa Dence, Len Fisher, Sheri Kaiser

Recreation/Social

Katie Gregory

Reg. Review, Elections & Surveys

Raveesh Dewan

*If you would like to volunteer for a committee, please email us at
vachoa@villageatalumcreek.org*

Help us Plan for 2009 and Beyond

A survey was recently sent to those emails currently on the VAC listserv asking for input on a variety of things, including recommendations for changes to the deed restrictions, how violations to the deed restrictions should be enforced, landscape and pond maintenance feedback, and interest in various activities. If you did not receive the survey and would like to submit one, please send an email to trustees@villageatalumcreek.org. Thanks!

Golfers Enjoy Another Great Day at Annual VAC Golf Outing

On September 13, 41 golfers teed it up and enjoyed a great day on the golf course with our annual golf outing at Glenross Golf Club. The event was organized by Don Berberick of Parklawn Ave., and lunch was provided by Erin Velazquez of Morningside Dr.

The winning team consisted of Steve Newbauer, Brad Webb, Scott Thompson, Chad Dobler. Net proceeds of the event (\$339) will be used to purchase neighborhood block watch signs for our two entrances and to help cover the expenses related to the damage from September's wind storm.

Please help us out next year by helping organize and participate in the outing.

Interested in Installing a Lamp Post in Front Yard?

A VAC homeowner is interested in installing a lamp post in the front yard of his home and is inquiring if other homeowners in the neighborhood would like to install one in their yard.

He is currently looking for a head count of people interested in installing a lamp post so that a discounted installation rate can be negotiated with an electrician and also possibly a discounted lamp post rate with companies like Home Depot, Lowe's, etc., based on the volume of transactions that will take place. The thought is that the more homeowners interested in doing this, the greater the chance of being able to negotiate a group rate.

Anyone interested in this project should send their **responses to vaclamppost@gmail.com by October 20** so that he can begin negotiations and have the lamp posts installed, hopefully by late-October.

A typical lamp post costs anywhere from \$50 upwards and labor rate for an electrician vendor will be around \$60 per half hour. If a good response is received from homeowners, then a better group discounted price can be negotiated. These prices are estimates and shouldn't be used for calculation purposes.

Trick-or-Treat

Trick or Treat night for Lewis Center and Orange Township is Oct. 31 from 6-8 p.m. Please be careful that evening and watch out for all of those ghosts and goblins! Please be safe!

Snow Removal Assistance

It may only be October, but it is never too early to plan for the typical Central Ohio winter and what it brings to the area. The VAC Trustees are asking for names of those who would like to volunteer to help neighbors remove snow from their driveways when the eventual snow fall hits. We had several people assist others last year during the record snow storm and we would like to build upon that success this year. If anyone would like to be added to the volunteer list, please contact Neil Wheeler at neil@villageatalumcreek.org.

Treasurer's Report

As of October 1, we only have 15 homeowners that remain unpaid for their 2008 dues. All these homeowners have been sent to a collection agency for follow up. They will incur the late fees and the costs of collection.

Some of our major expenses in the last three months include:

- Landscaping - \$13,800
- Tree removal (storm damage) - \$1,200 with a pending project of \$2,800
- Electricity and Water expenses \$1,415

Home Security Checklist

The VAC Block Watch Committee has posted a survey for homeowners to privately take to see what precautions they are taking and others that are recommended in order to help keep your homes safe. Every "NO" answer shows a weak point that makes it a little easier for a burglar to enter your home. While nothing can guarantee against having your home burglarized, a "YES" answer to all these questions means you have gone far in protecting your family and preventing a burglary from occurring at your home. The survey can be found on the VAC web site at www.villageatalumcreek.org/2008/09/15/home-security-checklist/.

Pond Committee Needs More Representation

To have more focus on retention pond-related issues, we are forming a new homeowner committee. This committee has met once and is identifying projects for 2009. To be the most effective, we need representation from all four ponds. To date, Ponds 1 (the pond closest to Old State) and 4 (the pond between Kormsby Ct and Wellson Ct) are represented. Because each pond has different characteristics and needs, our intent is to identify unique projects that enhance and beautify each pond. If you want your pond project considered for funding, please contact Neil Wheeler at neil@villageatalumcreek.org to join the committee.

Miscellaneous Notes

Entrance Signs...

The signs at both the north and south entrances are in the process of being repainted. We are also looking at different options related to the lighting at both entrances. Since the original lights were installed 10 years ago, the bushes and flowers have grown considerably and are now blocking most of the lights. We hope to have this problem fixed before winter, provided funds are available.

Hurricane Ike Damage...

Many homes sustained damage after the remnants of Hurricane Ike blew through the area a few weeks ago. It was great to see neighbors step forward and help others in the wake of this storm, whether it was helping to clean up, lending the use of a generator, or just providing neighborly support.

The VAC common areas suffered a number of downed trees, including a large oak tree that fell into the pond in the back of the neighborhood. A crew was hired to dispose of that tree, in addition to a pair of large trees in the same area that were already dead. The South Entrance also had several large branches come down.

We would like to thank those individuals who helped dispose of and clean up those areas. With the help of volunteers, we are able to save a little bit of money that can be used for other purposes.

Thanks for making the Village at Alum Creek a great neighborhood to live!

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www.WestervilleRealtor.com



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REAL ESTATE BITS: Some of you have inquired about the planned subdivision at the NW corner of Lewis Center and S. Old State roads. Actually, the owners have chosen to not develop that community & have recently placed the 38+ acre plot on the market!

Here in VAC, home sales have been healthy! Since 6/1, nine homes have sold in an average of 149 days at an average price of \$270k, with a high of \$330k. Email me, and I will be happy to send you a detailed report with square footage & pictures for your reference!

Also, be sure to check out: www.6044SetonCt.com

LIFE BITS: "A smile is a light in the window of the soul indicating that the heart is at home."-- Anonymous

BE PREPARED... October 28th is National Chocolate Day!