



Homeowners Association Update

Fall 2007

www.villageatalumcreek.org

vachoa@villageatalumcreek.org

2007 VAC Golf Outing a Success

The 2007 VAC Golf Outing was held September 15 at Glenross Golf Club, with 48 golfers participating this year. We had some wonderful weather and a good time was had by all.

This year's winning team consisted of Steve Newbauer, Brad Webb, Scott Thompson, and Chad Dobler, who shot 13-under-par in the scramble. They won by virtue of a scorecard tiebreaker over the team of J.D. Barlow, Dave Darby, Tom Dunne, and Jim Snopik, who also came in at 13-under.

Special thanks to Don Berberick who organized the entire event, worked with the course, set up the games and skill prizes, and donated and collected prizes for

the raffle; he is a real asset to our neighborhood! Thanks also go to our hole sponsors: Don Berberick, Capital Golf Services; Steve Bean, Bobb Chevrolet; and Marty Luxeder, APPS Paramedical Services.

Almost \$900 in net proceeds were raised, with all of it donated to the Ryan Hardy fund.

Next year we hope to get bigger and better and perhaps raise funds for a charity or for special neighborhood projects. Thanks to everyone for playing and we look forward to next year.

Recent Major HOA Expenses

Below is a list of major expenses (in excess of \$200) incurred by the VAC HOA since July 1, 2007. As of Oct. 1, we have incurred \$56,827.21 in expenses, which is 67.4% of the budget.

- July '07 - Common Electric, \$745.82
- July '07 - Pond Maintenance, \$2,492.50
- July '07 - Landscape Maintenance, \$5,006.58
- July '07 - Real Estate Taxes, \$862.54
- July '07 - Landscape Maintenance, \$2,951.64
- July '07 - Real Estate Taxes, \$1,354.04
- Aug '07 - Common Electric, \$342.80
- Sept. '07 - Common Electric, \$320.58
- Sept. '07 - Landscape Maintenance, \$4,600.93
- Sept. '07 - Landscape Maintenance, \$4,985.23

Trick or Treat Oct. 31

Trick or Treat night for 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!



Email List

The VAC HOA periodically sends out notices via email to registered homeowners. These notices have addressed issues such as upcoming events, meeting announcements, safety notices, coyote problems, and lost/found items to name a few.

We currently have nearly 270 emails, but we would like to have more. It is the quickest and most effective way to communicate with everyone.

If you have not subscribed, or do not receive the emails from the HOA, please send an email to:

subscribe@villageatalumcreek.org

VAC Website

Visit the Village at Alum Creek website to get the latest news and information in the neighborhood, including upcoming events, meeting notices, minutes from general and trustee meetings, deed restrictions, neighborhood policies, subdivision map, and much more.

www.villageatalumcreek.org

VAC Trustees

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You can also reach us all at trustees@villageatalumcreek.org

9-Acre Parcel Update

The "nine acre" committee has been formed. Andy Lynch of Morningside Dr. has volunteered to chair the committee. We currently have eight homeowners serving on the committee to research several options for the parcel located south of the (southernmost) Parklawn entrance to the neighborhood.

Some of the ideas being considered are a community gardens, library, pool, park, trails, subdividing for lots, or doing nothing. This committee is needed to research costs, startup, ongoing maintenance, pros, cons, etc., and then present to the Trustees its findings and make a recommendation.

Ann Moore will be the trustee representative. If you are interested in serving or attending the meetings, please contact Ann at ann@villageatalumcreek.org, or Andy at andrew.j.lynch@chase.com.

Ash Trees to be Removed/Replaced

Due to the arrival of the Emerald Ash Borer and the eventual demise of the ash trees in the area, the VAC Trustees have decided to have all ash trees located on the common areas of the neighborhood removed and replaced as soon as it can be arranged and when the funds are in the budget. There are approximately 60 ash trees on the neighborhood common grounds.

More information on the ash borer infestation can be found on the Ohio Department of Agriculture web site at www.ohioagriculture.gov/eab/.

Irrigation System to be Added at South Entrance

After receiving input from homeowners at the past couple General Meetings, the trustees have decided to include the cost of installing a sprinkler system at the south entrance in the 2008 budget. The north entrance already has sprinklers in place.

The addition and use of these sprinklers will enhance the growth of flowers and plants and help beautify the entrances.

Bids are currently being collected that will reflect more accurately the cost of installing the sprinklers in and around these flowers beds.

Leaders Needed for Blockwatch and Property Upkeep and Use Committee

We are currently looking for volunteers to take charge of a VAC Neighborhood Blockwatch program and also to chair the Property Upkeep and Use Committee.

The Neighborhood Blockwatch is a new program the Trustees are exploring for the subdivision. Officer Ron Vogel from the Delaware County Sheriff's Office will be invited to speak about the program at the next General Meeting in December.

The Property Upkeep and Use Committee is a new committee that has been formed to handle matters concerning general property guidelines, including landscape maintenance, boat and trailer parking, and other related issues.

If you would like to volunteer for either of these programs, please email the VAC trustees at trustees@villageatalumcreek.org.

Catch and Release Ponds

We want to remind our neighbors that the four ponds located within the Village at Alum Creek are all catch and release only. Please be courteous to the recreational fishermen in the area and throw back your catch. Signs will be installed to serve as reminders of this policy.

Trailer & Camper Parking Policy Reminder

The Village at Alum Creek Trustees support the Orange Township Zoning Regulations concerning trailer and camper parking on homeowner property (Section 10.05). The Property Upkeep and Use Committee will refer homeowners to the Orange Township Zoning Commission to file a complaint.

Our policy states that neither the Trustees nor the Property Upkeep and Use Committee will patrol the subdivision looking for trailer and camper parking violations. However, if the Property Upkeep and Use Committee is contacted about violations, the committee will provide the concerned homeowner with the Orange Township Trustee Information Form and request they mail it or take it to the Orange Township Zoning Commission.

As with all complaints, the identity of homeowners submitting violations will remain confidential to the Property Use and Upkeep Committee and the Trustees.

Project List

Below is a list of projects, in no particular order, that have been identified by VAC homeowners of things they would like to see done in the neighborhood. If you have any ideas that you would like considered, please email the trustees at trustees@villageatalumcreek.org.

- Sprinklers for entrances
- Ash Tree removal
- "Catch & Release" signs at ponds
- Pond Lights
- Aeration system and Fountains for ponds