



Homeowners Association Update

Winter 2008

www.villageatalumcreek.org

2008 Budget Set; Trustee Nominations Sought

March 2008 will mark two full years since the Village at Alum Creek Homeowners Association has been "self-managed" by the homeowners themselves. The current slate of trustees, officers, and committee chair people have learned a lot and spent many hours behind the scenes in determining the decisions that shape the future of our neighborhood.

Next month you will have the opportunity to elect new leadership if you so choose. You may nominate yourself or any other homeowner that you think would serve our community well by submitting the nomination form found on the back of this newsletter or by printing out the form on the VAC web site. Our annual meeting will be on **Wednesday, March 19 at 7:00 p.m.** at the Orange Township Hall.

Included in this mailing is our 2008 budget and the annual dues billing. In 2007, we invested heavily in the curb appeal of our neighborhood by installing new street signs and allocating more money to landscape maintenance.

Despite the extra investments, we ended the 2007 year with a small surplus which will help in 2008 as we install a sprinkler system at the south entrance to the subdivision and turn on the sprinklers at the north end. This sprinkler system, coupled with the selection of a new landscape vendor that will assist

more with the flowers, shrubs, and trees in addition to the mowing of the 20+ acres of community space this year, will continue to add to the value and curb appeal of our neighborhood.

Our goal is to keep the annual homeowners costs to a minimum. With that in mind and after reviewing expenditures the past two years, the Budget Committee proposed a budget for 2008 that results in 2008 dues being set at \$185 per home. This is just a 5.1% increase from 2007 and well below the maximum allowable annual increase of 10%.

Upcoming Events

Please save the date for some upcoming events in 2008. More details can be found about each on the VAC web site.

- **Mar. 16** - Easter Egg Hunt
(rain date is Mar. 30)
- **Apr. 29** - Golf League Begins
- **May 24-25** - Community Garage Sale
- **June 8** - Community Picnic
(rain date is June 29)

We have been able to keep costs low thanks to volunteers in the neighborhood who have helped in many ways from things like the web site, printing, accounting, legal, and various maintenance activities. We are hoping this trend continues as we continue to look at options that will keep costs low. Please remember there is always room for you to get involved!

We would like to encourage you to visit our web site at **www.villageatalumcreek.org** on a monthly basis. It has grown dramatically over the last two years and contains a wealth of information on the association and activities. We will be adding several additional features this year, so please check it regularly to stay up-to-date with happenings in the neighborhood.

Have a safe a prosperous year in 2008.

VAC Trustees

Email List

We periodically send out notices via email to registered homeowners that address issues such as upcoming events, meeting announcements, safety notices, and lost/found items to name a few.

We currently have nearly 290 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 and would like to receive the emails from the HOA, please send an email to:

subscribe@villageatalumcreek.org

VAC Web Site

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

www.villageatalumcreek.org

VAC Trustees

Len Fisher

len@villageatalumcreek.org

Ann Moore

ann@villageatalumcreek.org

Neil Wheeler

neil@villageatalumcreek.org

Raveesh Dewan

raveesh@villageatalumcreek.org

J.D. Barlow

jd@villageatalumcreek.org

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

Snow Removal Assistance

Assistance for those in the neighborhood who need help removing snow from their driveways is available. If anyone should need assistance, please contact Neil Wheeler at neil@villageatalumcreek.org. Likewise, if you are interested in volunteering to help those in need, please also contact Neil. This service has been used to successfully help some neighbors already this winter.

Recreation Committee Looking for Volunteers

The Recreation Committee is looking for members to help out in 2008. The committee organizes events for the neighborhood, such as the Easter Egg hunt, community picnic, community garage sale, etc... If you would like to join, e-mail Shannon Norman at shannonnorman@verizon.net.

Recent Major HOA Expenses

Below is a list of major expenses (in excess of \$200) incurred by the VAC HOA since Oct. 1, 2007.

- Oct. '07 - Pond Maintenance, \$450.00
- Oct. '07 - Landscape Maintenance, \$3,394.65
- Oct. '07 - Common Electric, \$367.55
- Nov. '07 - Common Electric, \$374.03
- Nov. '07 - Annual Insurance Premium, \$1,581.00
- Nov. '07 - Landscape Maintenance, \$10,985.64
- Dec. '07 - Common Electric, \$355.85

Spring Clean-Up Day

The Landscape and Maintenance Committee will be organizing a Spring Clean-Up Day in the next couple months. Some of the items that will be addressed are cleaning up the area just south of the south entrance, removing a few fallen trees, and picking up trash around the ponds. If you would like to volunteer, please email Neil Wheeler at neil@villageatalumcreek.org. We will coordinate a date(s) once we get a list of volunteers.

Block Watch Captains Needed!

We are looking for a few more volunteers for block watch captains! We have already had several neighbors volunteer to be a block watch captain, and we thank you if you are one of those people. We hope to get a meeting together soon for those of you who have volunteered.

In order to make this a successful program and move forward, we are still in need of a few more helpers, mainly in the areas of Morningside Drive, Cheyenne Creek Drive, Seton Drive or Seton Court, Melrose Place, the southern half of Parklawn Drive, and one on the backside of Sotherby Crossing and Wellson Court.

Why start a block watch?

A block watch group is an association of neighbors who look out for each other's families and property, alert the police to any suspicious activities or crime in progress and work together to make their community a safer and better place to live.

What is a block watch captain?

A block watch captain is simply a point of contact for your surrounding neighbors. There will be very little effort involved in being a captain.

Our main goal is to use e-mail as our main source of communication, but a captain is someone your surrounding neighbors know they can go to with any information that would be helpful in keeping our community safe.

How do I sign up?

If you would like to volunteer, please e-mail Cheryl Luxeder at cherylluxeder@insight.rr.com or Meg Patton at davepatton7502@msn.com.

Save the Date: Community Picnic!

Please save the date for our 2008 Community Picnic. More details will be posted on the web site.

- Primary date: Sunday, June 8
- Rain date: Sunday, June 29

If you would like to volunteer, please e-mail Shannon Norman at shannonnorman@verizon.net.

Miscellaneous Notes

Street Sign Repair...

As you may have noticed, some of the street signs have bent in the strong winds. The sign company has been contacted and will repair these when the weather breaks. Additionally, the Landscape and Maintenance Committee will straighten all poles and level the surrounding dirt in the Spring.

Recycle Bin Lids...

It appears that much of the trash that is accumulating around the neighborhood is coming from wind-blown items out of the recycle bins. Recycle Bin Lids are available from the Orange Township Hall (located on Orange Road) or Rumpke. Please help keep the neighborhood clean and pick up a lid if you need one.

New Landscape Company Selected for 2008...

After a lengthy and thorough bid process for a landscape company, Ohio Estate Lawn Care has been selected to be our landscape provider for 2008. You can view the Landscape Vendor process and also the specs that were used during the bid process on the VAC web site.

Who Can Vote on HOA Matters?

All members in good standing, defined by Section 2.06 of the Code of Regulations as a member with no dues and/or penalties in arrears, are eligible to vote on HOA issues. Each lot shall be entitled to one vote (Section 2.02).

Is U.S. Citizenship Required to Vote on HOA Matters?

No, U.S. citizenship is not required to vote on HOA matters.

From the Property Upkeep and Use Committee...

A new Property Upkeep and Use Committee has been formed to respond to concerns/questions from our homeowners about property maintenance and upkeep, and address violations of our Deed Restrictions. The committee is sponsored by Trustee Neil Wheeler with Aaron Dominey, Michael Orndorf and Natalie Ross serving as committee members.

The committee's goal is to keep the "curb appeal" of our neighborhood very high (within the Deed Restrictions definitions). If you have any questions for the committee or wish to register a complaint, please e-mail the committee at propertyupkeep@villageatalumcreek.org. You can also learn more by visiting the VAC web site and viewing the Trustee Policies.

The first items the committee will focus on are deteriorating and out-of-compliance mailboxes, portable basketball poles, and sheds...

Mailboxes

Many of the mailboxes around the neighborhood have become distressed due to weather, or out of compliance due to incorrect stain, lack of repairs and/or homemade reconstructions to mailboxes that have been damaged. Please note all mailboxes must match the following standard:

- Cedar Construction by Cedar Craft Wood Products
- Stain Color: Natural Cedar #716 (available from Cedar Craft or Creative Paints on 161 in Dublin)
- House Numbers must be black, 4 inches in height and attached to both sides of the mailbox
- Mailbox must be in good repair

We would ask that all mailboxes be brought into compliance by June 1, 2008. If you are unable to make the required modifications to your mailbox, Cedar Craft will remove and reinstall a new, stained, numbered mailbox for \$234 (uninstalled for \$172).

If you are unable to bring your mailbox up to the standard and cannot afford to purchase or have Cedar Craft install a new mailbox, please contact the Property Upkeep and Use Committee - we are aware of additional resources that can help for a reduced cost.

After June 1, the committee will note any violations to these policies and issue warning letters as necessary.

Basketball Poles/Swing Sets

There have been questions about installation of swing sets and bas-

ketball poles so the Trustees have documented a policy taken from the Deed Restrictions. In summary:

- Freestanding (permanent) basketball hoops installed on a property owners driveway are permitted
- Freestanding basketball hoops should not be installed in/on any easement (tree lawns are considered easements)
- Portable basketball hoops cannot be left in any easement or on the street except when in use
- Basketball hoops and backboards are not permitted to be fastened to the house or garage
- Basketball courts, pads or play areas (other than the existing driveway) are not permitted
- Reasonably sized swing sets are permitted. Placement limitations are defined in the Deed Restrictions and in the Orange Township Zoning Code.

The committee will note any violations to these policies and issue warning letters as necessary.

Sheds

As per the Deed Restrictions, no structure or building shall be installed or permitted to remain on any part of the Property other than the single-family dwelling with private garage.

There are no exceptions to this restriction, no matter how long the structure has been in place.

The committee will note any violations to these policies and issue warning letters as necessary.

9-Acre Parcel Update

The 9-acre committee is still working on researching all of the options, finding more and more information everyday which will aid in the final determination made by the Trustees. We will be looking to hold another open forum session to discuss the Pool Option, like we did with the Library. That meeting will be scheduled in the month of February. Final report will be provided to the Trustees for review prior to the General Meeting in March.

-- Andy Lynch, Committee Chair

Background Information: The "9-acre" committee was formed in the fall 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.

General Meeting Set for March 19; Trustee Elections to be Held

The next VAC HOA General Meeting is scheduled for **Wednesday, March 19 at 7:00 p.m.** at the Orange Township Hall. A tentative agenda for the meeting is as follows:

- Budget/Treasurer Report
- Presentation by Ohio Estate Lawn Care
- Trustee Nominee Introductions
- Trustee Nominee Q&A
- Trustee Elections
- 9-Acre Committee Update

We encourage those who would like to become involved in the VAC Homeowners Association to nominate yourself or any other homeowner that you think would serve our community well by submitting the nomination form found in this mailing. Nomination forms are due by March 7, or may be submitted at the meeting.



2008 Trustee Nomination Form

The Declaration and Code of Regulations (or bylaws) for the Village at Alum Creek Homeowner Association provide for a Board of Directors who conducts the affairs of the Association. At the upcoming Meeting of Homeowners, scheduled for March 19, 2008, the Homeowners present, in person or by proxy, shall elect **five (5)** Homeowner Trustees. The Trustees serve for a one (1) year term--until the next Annual Meeting of the Owners or until he/she resigns. If you wish to place your name, or the name of another Homeowner [*with whom you have confirmed will accept the nomination*] into nomination for the Board of Directors, please return the attached form to us by March 7, 2008 or bring to the annual meeting:

Mail to:
THE VILLAGE AT ALUM CREEK
NOMINATING COMMITTEE
P.O. Box 272
Lewis Center, Ohio 43035

Email to:
trustees@villageatalumcreek.org

1. Each Trustee shall be a Homeowner or spouse of a member, or an officer, employee, or principal of an entity that is a member.
2. By accepting the nomination, the Nominee agrees that he/she has read, understands, supports, and will enforce the Code of Regulations (By Laws) for the Village at Alum Creek, the Village at Alum Creek Deed Restrictions, and the Village at Alum Creek Homeowners Articles of Incorporation. The Nominee further agrees to participate in the execution of Trustee duties to the best of his/her abilities.
3. Before nominating a Homeowner, please confirm that the nominee is willing to serve. The nominee should understand the importance of the commitment to attending Director Meetings and performing various responsibilities assigned by the Board and its President, and should be prepared to serve a full term, up to one year.
4. The nominee must be in good standing; dues current and no unsatisfied rules violations.
5. Please include a brief resume' outlining the nominee's employment and educational background and reasons for wanting to serve the association.
6. Each nominee (or person nominating) will be allowed to speak at the annual meeting and answer questions from the general membership.

If you have any questions, please contact president Len Fisher at (740) 549-3069.

Nomination Form

I wish to nominate the person named below to serve as a Trustee of the Village at Alum Creek Homeowner Association. If nominee is someone other than myself, this person has confirmed to me that they are willing to attend Trustee/Officer Meetings, and to serve for a term in length as indicated above.

Signed	Home Address	Phone
--------	--------------	-------

NOMINEE INFORMATION

(You may nominate yourself; Attach additional materials if required)

Name of Nominee	Home Address	Phone
-----------------	--------------	-------

Vocation	Email
----------	-------

Please list any skills you believe may assist the Trustees in operating the Association, along with any other information you wish to provide such as educational background, applicable experience, and the reasons you wish to serve as a Trustee.