



The Village at Alum Creek

YOUR NEIGHBORHOOD NEWSLETTER

SUMMER 2006

FEEDBACK FROM THE NEIGHBORHOOD

Our community survey suggests that the number one thing people like about living here is their neighbors and the family atmosphere; but I have noticed a few recurring themes over the last few months that have triggered phone calls or conversations about our neighborhood.

These include:

- **Lack of adequate lawn care:**

Each of us has many other responsibilities other than mowing and fertilizing our lawns; but we all have a vested interest in maintaining our property values at their highest. A regular mowing of your grass and regular weed control is the bare minimum that should be done by each homeowner. If a situation arises that you cannot tend to your lawn, please ask for help! If you have a medical issue or family emergency, your neighbors will be here for you. Other options include hiring a lawn care company or a neighbor/teenager to take care of the essentials. The real test is this, if your neighbor has listed their home for sale, would a prospective buyer still be inclined to buy after looking at the yard next door?

- **Parking in the street:** Especially on the narrower streets, long-term parking is highly discouraged. Not only is it unsightly to see the same car/truck in the street, it blocks the view of drivers when there are children playing in and around the sidewalk/street.

- **Pet care:** We have enough problems with goose droppings around the ponds. Please do not allow your pet to drop their excrement in neighbors yards or in the common areas.

- **Christmas lights:** If it is the 4th of July and your Christmas lights are still up... probably time to grab the ladder and take them down.

- **Neighborhood clean up:** Since we now control our own destiny as an association, there is no one outside our development to blame for dirt and trash that may be blowing around the neighborhood. If you see something that needs attention, please take the initiative to clean it up or get some neighbors to help.

- **Solicitors:** All of us have been approached by the occasional door-to-door candy or magazine sales from various individuals from outside the local area. If you do not know them or their "cause," the best bet is to just say no.

Remember: Divided we are weak, but united we are 445 strong!

Marty Luxeder
President

GET INVOLVED! JOIN A COMMITTEE.

Contact: Marty Luxeder at
(740) 549-9927 for more
information.

NEW WEB SITE UP AND RUNNING

Please visit our web site for updates at:

www.villageatalumcreek.org

Adam McCrea and John Metzler have been working on it, and they are making one of the best web sites of all the area homeowners associations when all is said and done.

We will have a classified section where you or a family member can post a free ad for babysitting, lawn care, small items for sale, etc.

Also, we have had many responses to people interested in forming various clubs—everything from a neighborhood volleyball team, young parents clubs, charity fundraisers, garden and book clubs, etc. If you are interested, please post a note to try and get a group together.

In addition, the site has important forms for download, including:

- Code of regulations;
- Deed restrictions;
- Neighborhood map;
- Articles of incorporation; and
- 2006 Association budget.

SOMETHING YOU MAY NOT HAVE THOUGHT ABOUT

Anything in our neighborhood's streets flows through our storm sewers and ultimately ends up in our four ponds. If you throw a cigarette butt in the street, it will find its way into one of the ponds.

Oil that leaks on your drive or on the street, fertilizer that is overspread onto your drive or onto the street, soap from washing your car, and grass clippings that fly into the street without being swept up, all end up in our ponds. In addition to polluting, the phosphorous in the soap, as well as all the nutrients in the fertilizer and lawn clippings, make the algae in the ponds grow rapidly. The more the algae grow, the more it costs VAC to try to control it.

So, please ask your lawn service to sweep excess fertilizer and lawn clippings from your drive and street before they leave and do not to throw their cigarette butts in the street. We're all in this together.

*Len Fisher
Trustee*

HOME IMPROVEMENT

Deed restrictions and applications for exterior property improvements are now available for download from the Association's web site.

There is no longer a fee associated with filing the application. However, your application must be submitted and APPROVED in writing before beginning your project.

The application review process may take up to 30 days to complete.

REPLACING A MAIL BOX

Uniform mailboxes and post units are made by and available from:

Cedar Craft Wood Products
776 Reynoldsburg-New Albany Road
Jefferson Township, Ohio
(614) 759-1600

The mailboxes and posts are available to us as homeowners at the "builder's price":

Stained with numbers: \$153.16.

Installed: \$180.66.

Additional cost to remove old unit: \$27.50.

The mailboxes are also available at Roush Hardware Stores.

Westerville Location
609 South State Street
Westerville, OH 43081
(614) 882-3623

Dublin Location
373 West Bridge Street
Dublin, OH 43017
(614) 764-8900

GOLF OUTING

We are looking into a golf outing for the neighborhood for later in the summer. If we get enough interest we will proceed.

If you are interested in participating, please send a note to: martinluxeder@insight.rr.com We could use a chairperson and committee members.

NEXT MEETING

The next community meeting for the Village at Alum Creek Homeowners Association will be held in mid-September. Watch the web site for more details

ELECTION RESULTS

Per Association bylaws, elections for Association Trustees were held during the meeting at the Orange Township Hall on April 19.

The following trustees, elected to an interim term in November, were re-elected:

Marty Luxeder
Home: (740) 549-9927
martinluxeder@insight.rr.com

Leonard Fisher
Home: (740) 549-3069
fisher6351@cs.com

Anthony Rose
Home: (740) 657-8841
anthony.rose@53.com

Do you own your
own business?

Do you **baby sit** or
mow lawns?

Advertising in your
Homeowner's Association Newsletter is
a convenient and cost
effective way to reach
your neighbors.

For more information,
contact:

Dianne Holibaugh
(740) 549-1600