

## **MGHOA Mid-February 2020 News from the Board**

### **2020 Save the Dates**

#### *Garage Sale*

The 2020 dates for the community garage sale is May 15 – May 16. Board Member Jennifer Meeks will once again plan the event. For those of you who participated last year, this 2 day garage sale was very successful. Root through your castaways and treasures.

#### *Irrigation Start Up*

Irrigation Start is scheduled for Friday April 17<sup>th</sup> finishing on Saturday April 25<sup>th</sup>. The street schedule for your home will be posted on the HOA website. You will need to be at home to allow the representative to turn on your sprinkler system. If you unable to be at home during one of the 2 days noted above, you may choose to schedule your startup for another day. Note that appointments booked outside of the 2 days would be at your expense. Rain One (the vendor) will be completing the required Back Flow testing paperwork for the city as part of the HOA service.

#### *Fall Picnic*

Fall Picnic will be held on **September 13, 2020**. Blacklick Metro Park, the Walnut Shelter. The HOA provides the entrée, with attendees bringing a salad, vegetable or dessert to share.

### **New Owner Welcome Letter**

You will find the 2020 **New Owner Welcome Letter** on the HOA website. This is hand delivered to all new owners along with a small welcome kit. The Board is focused on ensuring all new owners feel welcome, and have useful HOA and home owner information available.

### **Realtor Disclosure Guide is YOUR responsibility**

An integral part of owning a home in a HOA is the eventual sale of that home. Perhaps relocation to a new climate or moving closer to family, **there is a required HOA disclosure**. **YOU - the SELLER** are required to provide to your realtor the single document that addresses pivotal HOA covenants.

**The Board makes this document easy to find on the HOA website.** The Realtor Disclosure Guide addresses: **Owner Occupancy, No Income Properties, No Tier II III Sex Offenders, and the \$500 HOA Capital Improvement Fee for all title transfers.** The HOA book keepers' contact information for the title company is also provided in this guide.

Many of us are fortunate to have our children or family friend assist us in selling our home. Please take time to ensure they are aware of the HOA website and the single page **Realtor Disclosure Guide** that is required for a successful listing of your property.

**MGHOA Email Address:** [mga43213@gmail.com](mailto:mga43213@gmail.com)

**MGHOA Website:** <https://mcnaughtengrove.org/>

**Your Opinion  
Matters**

The Board will be asking for your opinion and ideas later this year on two topics. Two surveys will be sent for you to share your thoughts on:

**The 2021 replacement of the front entrance walls.** As previously noted, the front walls at the entrance of our neighborhood are deteriorating rapidly. Both the mortar in the front that is holding the stones in place, and more significantly, the stucco applied to the back of each wall, are failing. Removal and replaced was originally planned for 2025 or beyond. The cost of restoring the existing walls is in excess of \$34K. The Board has elected to not restore the walls and accelerate replacement. Your comments regarding the new entrance walls' visuals, materials, height, length, landscaping and lighting will be welcomed.

**The 2021 Fall Picnic.** The format has been to host this event in a local Metro park. Attendance has consistently been 45 – 55 home owners. With 130 homes in MGHOA, the attendance could be higher. Choice of venue, menu options, and participation level of attendees will be included in this survey.

**MGHOA  
Magnets**

The Board will be hand delivering MGHOA refrigerator magnets later this month. Easy to read, the magnets provide the HOA Website address and the Board email address. This magnet is also included in the New Owner Kit provided by the Board.

**Wildlife  
Control**

Within the last 90 days, 3 coyotes have been removed from our association and an adjacent neighborhood. This does not end the risk of coyotes. Please ensure your small pets and children are supervised while outside. Coyotes have been spotted on all streets in both front and back yards.

**198  
McNaughten  
Rezoning  
Update  
Provided by  
Teresa  
Wasserstrom**

After several face-to-face meetings and multiple emails with the developer's attorney, Mike Shannon, the developer has decided to move forward to the Far East Area Commission and the City of Columbus Building and Zoning Development Commission with the following proposal:

192 units

3 two story buildings (two up front and one midway on the south side)

6 three story buildings

Improved materials (hardy plank siding, painted brick/stone)

Enhanced landscaping

Enhanced front entrance with gate

Next  
Development  
Commission  
Meeting  
Feb 26, 2020

The Steering Committee lobbied for a much lower density and lower building height hoping for a better outcome. We must show our strength and opposition to this revised project proposal by attending the **Development Commission Meeting on Wednesday, February 26th at 6:30 at the Michael J. Coleman Building 111 N Front Street (Downtown).**

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