

McNaughten Grove HOA

August 2020

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Neighborhood Security

From time-to-time, the Homeowners Association finds it necessary and prudent to remind residents of neighborhood security. There was a recent reported incident we wish to share for your knowledge, as well as a reminder of security tips to follow.

Reported incident: An unlocked vehicle, parked overnight in a resident's driveway, was ransacked this week. No damage or theft was noted but the vehicle had been gone through.

How to avoid: Police recommend vehicles left outside, anywhere in Columbus, should always be locked. Furthermore, police recommend all items be removed from sight (especially valuables). Would be thieves cannot determine if a bag, box etc. contain valuables or not, so do not "invite" them to break in.

Resident/citizen responsibility: All residents are reminded to be vigilant. Please report suspicious persons, vehicles and activity to the Columbus Police immediately.

Security reminder tips:

1. Lock vehicles left outside
2. Leave garage doors closed when not entering / exiting
3. Leave exterior porch, flood and/or garage lights on at night
4. Install home alarm systems
5. Report non-working street lights to the City of Columbus (dial 311)
6. See Something, Say Something

Solicitations

There have been a few solicitors lately walking around the neighborhood selling services of one type or another. Door to door solicitation is prohibited in our neighborhood and there is a sign at the entrance communicating this. The board does not issue variances to solicitors to sell services door to door. If one of our vendors (such as Rain One) need to knock on your door or speak to you as part of their obligation to deliver a contracted service, the board will send out a communication via email (or in some instances a simple sign at the entrance). Feel free to politely inform solicitors that we are a no solicit neighborhood.

HOA Survey Mid-August 2020

A survey will be sent mid-August to learn from you what is working well, and where there are areas of opportunity. A simple 5 point rating scale for the 11 questions will be used. Free form comment boxes for each topic can be populated with constructive commentary to assist the Board in making continuous improvements. The final question is open ended, requesting your ideas as to what additional services you would like to see and at what price point.

2020 Save the Dates

MGA Virtual
Annual Meeting: To Be Announced
MGA Garage Sale: Will be rescheduled in 2021
MGA Fall Picnic: Will be rescheduled in 2021



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Update on Brightview Lawn Services

MGHOA lawns are seeing evidence of Ascochyta Leaf Blight and What YOU can do!

We have received several reports of rapidly declining lawns after the Memorial Day weekend. Near record warm temperatures and relatively dry conditions contribute to this condition. These issues led to the decline of most cool-season grass species (Kentucky bluegrass, tall fescue and perennial ryegrass). This is a disease we tend to see in late spring and early summer. It is most pronounced when the weather shifts from cold and wet to hot and very dry. The weather during Memorial Day weekend was a perfect example. Lawns began to wilt quickly and the Ascochyta developed overnight.



Ascochyta leaf blight is a stress-induced disease of the leaves. It doesn't impact the roots or crowns—the growing point of the plant. It is commonly associated with heat and drought, but over-watering and poor irrigation uniformity can also exacerbate this disease. The good news is this disease only affect the foliage and the damaged tissue will be mowed off over the next couple of weeks. In the meantime, try to reduce your lawn's stress with adequate moisture. *Brightview (the HOA lawncare vendor) is recommending watering 4-5 time a week until temperatures moderate into the 70's.*

Bylaws being reviewed for possible amendment to include Virtual Annual Meetings and Electronic / Email Ballots

MGHOA, like most HOAs is following the state guidelines Covid-19 for no gatherings greater than 10 people. The MGHOA Annual Meeting will be online this year. The main purpose of an in-person Annual Meeting is the election of Board Members. The HOA Covenants and Bylaws are being reviewed by the Board and our law firm for possible modification to allow for virtual Annual Meetings and the use of electronic / email ballots. The Annual Meeting (September 2020 / date to be announced) will NOT include an election of Board Members. Once the amendment to allow for Electronic / Email Ballots is complete, the Board will host an election / reelection of Board Members. All Board members (located on the final page of this newsletter) have expressed interest in and will continue to serve. Mike Dunn (Vendor Procurement, RFQs) will be stepping off the Board at the end of his 3 year term. Thank you Mike for your service!

The Board of Trustees are volunteers (No Paychecks !) with the combined responsibility of maintaining a \$100K+ annual budget; enforcement of the Covenants & Bylaws; oversight of a dozen vendors; and maintaining and enhancing property values. We are fortunate that we have a large Board, with many diverse skillsets. More importantly, we work well together. If you are interested in working the Board, one way to become immediately involved is to volunteer on a project basis. Email the Board if you are interested in learning more .

Have you Power Washed Your Driveway Lately?

One or more of our driveways appear to be in need of a fresher look. Prime offenders are easy to locate! If you are unsure if your driveway is in need....., view your driveway from across the street. The ease and simplicity of an annual power washing for those with a power washer can be accomplished in under 2 hours. For those of us without a handy machine, there are multiple vendors that offer this service.

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Realtor Disclosure Guide is

Seller's 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 bookkeepers' contact information for the title company is also provided in this guide.

Many of us are fortunate to have our children or a 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.

Information & Reminders

Association covenants: the complete covenants are available to download from the HOA website.

Dog Etiquette: Please clean up after your dog when walking her/him, and remember that all dogs must be on a leash when outside.

Trash: Please try to avoid leaving trash and recycle barrels at the end of your drive-way for an extended amount of time. Doing so just screams no one is home and may attract unwanted company.

Street light problem: To report a street light outage, call the City of Columbus at 645-7627.

Landscape/Exterior changes: Remember any exterior and/or landscaping changes must be submitted in writing with a rough sketch to the Board (at the address shown below) before any work can be started. The Trustees will review the request in accordance with the deed restrictions and inform the homeowner of approval or disapproval.

Speed Limit: As a reminder to all of us, the speed limit in our neighborhood is 25 miles per hour. This should be mentioned to family members and guests we may have.

Parking: Park respectfully - especially do not block mailboxes and inhibit mail delivery.

Board Members

Stephen Schultz
Ben Berns
Mike Dunn
Chris Anderson
David Garlikov
Alan Bartholowmew
Jennifer Meeks
Anita Ross
Kathy McVay

Board E-mail address HOA Website

President
Treasurer
Vendor Procurement / RFQs
Communications / Website
Communications / HOA Roster
Vendor Management
City of Columbus Liaison
Social Committee / Welcome Packet / Picnic
Communications / News Letter

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MGHOA Book Keeper

Joe Columbo 614-507-7898

MGHOA mailing address:

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