

# McNaughten Grove HOA

December 2020

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## The Year in Review

**We end 2020 in the strongest financial position in 22+ years.**

**We have former Board members' prudent stewardship of our reserves to thank for that.**

**Below you will find what the Board and its volunteers accomplished this year.**

- 1) Board frequency of communication to HOA Increased from 3-4 E communications / year to 15 +per year
- 2) Investment in 2020 holiday lighting (front entrance), year 1 of a multi-year plan
- 3) Enhancement of the Welcome Kit / Welcome Letter
- 4) New weekly punch list for landscaper to check off their activities prior to weekly walkthrough
- 5) Expanded Website content in 2020 to include newsletters and City of Columbus information
- 6) First of many Satisfaction Surveys launched this year
- 7) First digital / virtual meeting so that all homeowners can attend in the privacy of their home
- 8) Increased Annual Meeting voting population from approximately 65 per year to 153
- 9) Provided "correct your voter information now" information in preparation for November
- 10) Provided covenant guidance re displaying signs/banners other than the American Flag
- 11) Addressed landscaper equipment and staffing levels mid- season
- 12) Added a mosquito control treatment in May 2020 due to the significantly wet spring
- 13) Provided hard copy Annual Meeting ballots, postage paid envelopes for those without email
- 14) Provided refrigerator magnets with HOA website and Board email info to all homeowners
- 15) We assisted 3 homeowners with challenges adhering to the covenants without engaging the law firm
- 16) Law firm assisted 2 homeowners who persistently violated the covenants / \$290 cost passed to owners
- 17) We are most thankful for the Scavenger Hunt Questions that entertained us during our walkabouts



## 2021 HOA Payment Due Dates

January 1    April 1  
July 1        October 1

**MGHOA**  
**P.O. Box 193**  
**Lewis Center, Ohio 43035-0193**

**Save the Date**  
**2021 HOA Picnic**  
**September 19, 2021**

## Necessary Step when Selling or Transferring your Home to a family member

The Board is having significant challenges enticing the MGA Seller to provide the required one page to their Realtor when their home is listed for sale. This is a very important and necessary step in selling a home in a deed restricted community (HOA). The single page document is referenced on the last page of each monthly newsletter. It is posted to the website. The single page document contains very clear covenant driven disclosures regarding the following:

**No Rentals or Income Properties / No Tier II or Tier III Sex Offenders  
Delinquency addressed prior to Title Transfer / No Condominiums here, MGHOA is a HOA  
Capital Improvement Fee of \$500 triggered by Title Transfer (not sale)**

The Board is putting in 1 to 2 hours per sale to address the absence of the seller not taking 4 minutes to providing their Realtor the required one page document. A revised realtor guide is now on the website. Now 2 pages, page 1 provides the seller the necessary guidance as to why providing the realtor the second page is important.



### Coyote Alert!!!!

**Multiple sightings of at least 2 coyotes in MGHOA.  
Simple guidance to stay safe:**

**Do Not Feed Coyotes.** Eliminate outdoor feeding stations for domestic dogs and cats.

Supervise small pets and children while outside.

Do not create conflict where it does not exist. If a coyote is acting as a coyote should by avoiding humans and pets, do not seek out opportunities to haze or otherwise aggravate the animal.



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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, **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.

## Board Members

|                  |                           |
|------------------|---------------------------|
| Stephen Schultz  | President                 |
| Ben Berns        | Treasurer / Secretary     |
| Jennifer Meeks   | City of Columbus Liaison  |
| Chris Anderson   | Communications / Website  |
| Alan Bartholomew | Vendor Management         |
| Mike Dunn        | Vendor Procurement / RFQs |
| Victor Franklin  | ***                       |
| Mark Weinstein   | ***                       |

\*\*\* Prospective Board Member Pending Election

## Board Projects

|                |                              |
|----------------|------------------------------|
| David Garlikov | HOA Directory                |
| Norma Franklin | Welcome Packet               |
| Kathy McVay    | Communications / News Letter |

## 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 E-mail address** [mga43213@gmail.com](mailto:mga43213@gmail.com)

**Website for MGHOA**

<https://mcnaughtengrove.org/>

**MGHOA mailing address:**

**McNaughten Grove HOA**

**P.O. Box 193**

**Lewis Center, Ohio 43**

**Homeowners interested in serving on the HOA Board may self-nominate via email to [mga43213@gmail.com](mailto:mga43213@gmail.com). Self-nominations received at least 45 days prior to the Annual Homeowners' Meeting will appear on the Board election ballot.**