

McNaughten Grove Homeowners Association Semi Annual meeting

Wednesday April 20, 2022

The meeting began at 701pm at Prince of Peace Lutheran Church. All board members except Hope Foster were in attendance. Role was taken via sign in sheets and 68 households were in attendance.

Brad Crader welcomed the homeowners. Charles Carr introduced John Fisher who is the owner of our new lawn care company- Double Diamond Lawn care. Mr Fisher addressed the homeowners and answered questions regarding scheduling of mowing, weeds in yards, and spots with missing grass. It was noted that these problems were caused by the previous lawn care company. Mr. Fisher promised to look at the problem areas and attempt to correct them if they were included in the current contract. It was noted that everyone was urged by the board to use their irrigation systems to increase lawn health. A thick healthy lawn keeps weeds to a minimum.

Mr. Fisher announced that the first cut had been done earlier in the week and mulch had been installed in front beds. There was discussion between Mr. Fisher and the crowd regarding the day of the week for cutting and it will be decided when the rainy weather subsides, it will be decided and reported by email to residents.

It was noted by Brad Crader that our current contract provides for 28 mowings, front edging 16 times in a season, mulching the front beds, weed control, and clippings to be blown off properties. Ornamental grasses will be cut in the springtime.

Brad Crader also gave the following updates:

- reminder of irrigation start up dates being April 22 and 30
- restated how to reach the board through the association website
- asked for feedback on board communication and the attendees responded with applause
- Reported that the proposed development of apartments on the north end of McNaughten Road is still under discussion with the city. Occupant Mark Herman is a representative to the Fareast Action Committee and he reported that the owners of the property agreed to downsize from 3 story units to 2 story units, but the number of units they propose has now been increased. News of the plan can be found at fareastac.org
- The City of Columbus has a new phone app and a website to report problems. The phone app is called Cbus311. The website address is Columbus.gov/311
- It was announced that one occupant will be installing solar panels on their garage roof. Currently solar panels are not addressed in the covenants. The covenant committee will be discussing the issue. Mr. Crader asked for volunteers for the covenant committee. In the future residents will be asked to vote on changes to the covenants.

-On the association website, 5 recommended house trim colors have been presented in order to provide consistency to the appearance of the neighborhood.

- It was restated that fences are not allowed to be erected on properties.

- The annual neighborhood garage sale will be held on May 13 and 14 from 9am to 2pm.

Dan Rollins then gave updates on the Beautification committee and the social committee.

The beautification committee has planed flowering bulbs at the eyebrow and they will be planting flowers in the future at the eyebrow and at the front walls. Lights have been installed by Mr. Rollins at the front walls. These bulbs are on light sensitive switches.

The committee also installed a lending library box on the eyebrow. Everyone is encouraged to bring a book or take a book. Resident David Bridge was lauded for building the box for the neighborhood.

The Social committee has met and scheduled several events for the neighborhood. In addition to the May garage sale, they have scheduled: June 18- a neighborhood 3K walk with snacks afterward;

July 23- A Know Your Neighbor get together;

August 20- Outside Movie Night and sometime in the fall- an OSU tailgate party. Time and location will be announced. Probably in the cul de sac of Connors Grove.

The Covenant and Standardization Committee has begun working and they are looking for a few more members.

Anita Ross announced that we have 4 women on the welcome committee and two welcome baskets have been delivered so far.

A resident asked if the entrance walls were finished. The answer was yes except for power washing the tops of the columns and repairing one letter of the sign. The cost for the repair was \$17,900.00.

Residents were asked to maintain/paint their mailboxes. If physically unable, there are residents who can do it for them. It was also suggested to look at sidewalks and driveways and note if power washing needs done.

Brad Crader then began communicating about the rising costs for all services for the neighborhood. Irrigation system costs alone have risen over \$5200. The board has contacted other companies for bids and their prices were even higher than our current company-Rain One. The cost for irrigation system maintenance and payment of the backflow test fee is approximately \$170 per household. It was reconfirmed that residents DO NOT have to pay the city for a backflow test. It is included in the HOA fees.

Snow removal has cost an average of \$3272 a year for the past 5 years. This is just snow removal from the street. A question was posed about the necessity of paying for this service since the city is responsible for street snow removal. Some of the residents agreed but others voiced a desire to keep the service. Others asked if we could add driveway snow removal. In the fall residents can vote on services versus fees.

Landscaping fees have also risen. For this year we have deleted the service of trimming bushes in the front of homes. Many residents don't remember this ever having been done before. Currently we have contracted for 28 mowings during the season, front edging 16 times in the season, mulch, and 5 chemical applications of weed control/fertilizer/grub worm control.

All service companies are raising their fees due to labor costs, gasoline costs, equipment costs.

Discussions with the crowd were targeted toward these rising costs versus various services covered by HOA fees. Attendees were asked to think about what we would like to include or exclude, and know that a raise in dues might be called for to cover them. We will meet again in the fall and vote on services covered versus a fee increase. The board is trying to avoid an emergency assessment.

The meeting was adjourned at 840pm.

Respectfully submitted. Anita Ross