

Preston Commons HOA Board Meeting Minutes
September 30, 2026
New Albany Public Library

Attendees: Jeff Duffield (President), Bruce Burnett (Vice President), Joselynn Burnett (Treasurer),
Homeowners: Lorna Duffield, Allison Dean, Richard Hault, Matt Mazur

Financial

- Discussed potentially increasing the budget to accommodate beautifying the common area at the front of the subdivision.
- Discussed the number of homeowners who have not paid current and past due HOA fees.
- Discussed the 90/10 split required by the IRS to keep non-profit status and the Ohio Revised code regulations on what expenses are allowable.
- Discussed current budget balance and what it will cover; potentially two more months of mowing, and limited legal fees.
- Tree removal quote for \$1,500.
- Need to repair the water meter and the pit that holds the meter. Not sure of the cost.
- Increase to annual fees discussed.
- The 2027 Budget will be discussed at the October meeting.
- Will request quotes to have the brick wall at the subdivision entry powerwashed.

Landscaping

Ali Dean stated that homeowners have commented about the current state of the landscaping and the looks of the hedge row and the landscaping near the sidewalk and guardhouse. Asked homeowners present what they would like to see. Suggestions included more flowers and overall neater aesthetics. Will survey homeowners for input and ideas. Will also ask for quotes/ideas from Landscaping contractors. Any landscaping in addition to maintaining what is currently in place will require budget discussions before anything can be implemented.

School Bus Issue and Parking

- Ali Dean thanked the HOA for supporting and taking the lead with the parking issues related to getting the school bus back into the subdivision.
- Thanks to all the neighbors who did their part in easing the parking congestion in the neighborhood to allow the school buses to safely navigate.
- As a reminder, City of Columbus Parking regulations state that vehicles cannot be parked in the same spot on a city street for more than 72 hours and must be moved at least 75 feet away from the previous spot. **Please use 311 to report these parking violations.**
- Throughout the week of September 28th we were met with an unprecedented challenge with multiple homes getting driveways replaced. Because of the number of homes being worked on at the same time, it created an overwhelming amount of construction equipment and debris and late working hours that were totally unacceptable. The equipment and debris disrupted the flow of traffic and parking for the entire neighborhood and the school buses.
- The paving situation was communicated, by the HOA president, to New Albany School Transportation that the paving company agreed to clear the streets of the debris and modify the equipment placement.
- Thanks to all neighbors who called or submitted 311 requests to the City of Columbus regarding the contractor issues.
- The HOA has not received a response from the City of Columbus regarding the discussion to legally change parking patterns in the neighborhood. The HOA will reach out again to the city.

City of Columbus 311

- The city of Columbus 311 system should be used by each individual homeowner to report or request assistance with items related to all of the various city code violations that are not related to the Preston Commons deed restrictions. Further communications on this to follow.

Communications

- In the near future a survey will be posted on the Facebook **Preston Commons Community** page to ask for ideas on modification and beautification of the common area at the subdivision entry.
- The city of New Albany has changed the Trick-or-Treat back to the traditional Thursday night. **Trick-or-Treat for 2026 will be October 29th from 6 pm to 8pm and posted on Facebook.**
- Thanks to Nichelle Burnett for designing the most recent Newsletters for the neighborhood. This is much appreciated.

Rental Properties

- The HOA is looking into changing our deed restrictions and bylaws to restrict the number of rental properties in the neighborhood. A change to the deed restrictions will require 75% of all homeowners to vote yes. This is being planned to occur in 2027.

Yard Waste and Refuse Containers

- Will send email reminders, post on Facebook, and create another flyer containing the city of Columbus rules on when yard waste and refuse containers go out to the curb.
- Will also include additional information on how to receive a new or additional refuse container if needed.
- Will encourage homeowners to sign up for email reminders that are received the day before scheduled pickups.

Response to emails

- The president and vice president will be responsible to respond to emails received in the Preston Commons email. *Response estimated to be completed in 48 hours, not to include holidays or weekends.*
- The Treasurer will respond to Title company information requests.

Yard Signs

- Discussed limiting the duration of the placement for yard signs provided by contractors.
- Discussed eliminating other signs that violate the deed restrictions.

Meeting Time

- Will try to adhere to future meetings being held the third Thursday of each month at 6:30 pm. Location is subject to change for each meeting.
- The next meeting is scheduled for October 22, at 6:30 at the New Albany Library.