

# **PRESTON COMMONS ANNUAL HOMEOWNERS MEETING**

**March 21, 2024 at 7:00 p.m.**

Welcome and introduction of Board Members and Trustees

## **LANDSCAPING & NEIGHBORHOOD UPKEEP**

The City of Columbus installed new street signs at no cost to us since our wooden ones needed replaced and are very expensive. This saved us about \$25,000. We painted the new silver poles black. If any break they will be replaced free of charge.

In the fall we had our 25 year old commons area fence replaced by a woman owned company for about \$15,000. We left an opening in the fence for kids to walk through and retrieve balls since they were climbing the old fence and damaging it. We will need to have the fence painted white every other year for about \$4,000. We did not opt for plastic because they break easily and are hard to replace.

We have a new landscaping company since our old one sold the business, and the new owner did not want to give us a reasonable price. They cleaned up the hedge row for \$1,300 and mulched. We eventually need to figure out what to do with the Redbud trees on the hill since the roots are damaging the sidewalk which is costly to repair. Also, the mulch falls down the hill onto the sidewalk.

We did not have to hire a contractor to plow our neighborhood this winter. We will continue to hire someone when it snows 4"+ or with severe icing that is not expected to melt soon. Neighborhood streets (tier 4) are low on the priority for the City of Columbus to plow since they have to focus on tier 1 and tier 2 major roads. It costs \$1,000 to \$3,000 for plowing our neighborhood (\$95 per hour), and about \$4,000 to salt. We sometimes salt just the neighborhood exit on Haussmann Drive since tires spin there, and that cost is about \$200. We place a "snow event" sign in the front of the neighborhood and send an email to residents to have them move their cars before we hire a plow. The plow cannot plow properly with cars parked on the streets.

Jeff will see if the landscaping company can stake the leaning pine tree to try to straighten it.

Irrigation system repairs of \$450 were needed due to the fence installers hitting lines and breaking them. We know where the sprinkler heads are but not the lines.

Preston Commons owns the small wooded area on the south side of the fenced commons area. AEP has a right of way there so we did not fence it in. We keep it mowed.

Residents should contact Columbus 311 to report street lights out, potholes, code violations, etc. The city will only enforce lawn violations if the grass/weeds are 12" or taller.

## **FINANCIAL**

Big purchase was the fence replacement in the commons area.

We have collected 83% of 2024 dues so far with 17% remaining. Several homes owe for multiple years and have received letters that payment was due by today unless payment arrangements were made. Dues of \$150 will continue

to be sufficient for the foreseeable future. We try to keep at least one year of dues on hand in case of emergency.

Lauren worked hard to make electronic payments possible this year via CheddarUp and Zelle. CheddarUp charges a fee. Checks are still accepted, but electronic payments are a safer option and advised. Terri will add electronic payment information to our web site.

Ninety percent of HOA dues must be spent on included items / neighborhood maintenance, or we will incur large tax penalties. Only 10% may be spent on excluded items like office supplies and social events.

### **NORTHLAND COMMUNITY COUNCIL**

Preston Commons is a member of the Northland Community Council. Jeff attends monthly meetings.

Easton crime is bad with lots of theft, car break-ins and shootings. Polaris is having issues with people breaking into trucks looking for guns.

Our area has a fairly low crime rate, but we have had a couple of shootings not far from our neighborhood the past year. Everyone is encouraged to keep car doors locked, valuables in cars hidden, and garages closed to reduce crime risk.

The Ulry-Warner Park is in development and should open in the near future. Despite numerous requests to city council to add a sidewalk along Ulry Road, there is no plan to do so.

A traffic light will be installed on Warner Road at Ulry Road in the future. A church is being built in the wooded area on Ulry Road across from the new park.

The city is currently working on a project to add turn lanes on east and west bound Old Dublin Granville Road to turn onto Ulry Road.

Northland Community Council is focusing on affordable housing. They have approved a 4 story apartment building on Hamilton Road.

There is a Columbus City Council member who represents our Northland area.

### **DEED RESTRICTIONS**

Our deed restrictions and bylaws expire December 2025. We will vote to renew it (10-15 year renewal if approved). Fifty-one percent of the 141 homes need to vote yes to renew it. If it does not renew, the state will take over and likely raise our dues by a lot.

In order to make a change to the deed restrictions and bylaws, it takes a 75% yes vote. Our attorney advised us to first get the bylaws renewed, and then pursue any possible changes if renewed. A couple in the neighborhood is interested in leading the charge to remove the "no fence" restriction.

Solar panels are not clearly defined in the deed restrictions and bylaws since they were not popular at the time of our neighborhood's creation, but the HOA board interpretation is that they fall under a clause that would need to have them "hidden". Our attorney said the board can choose where the panels can be placed. The board voted to only allow solar panels on the back of the house to try to keep up the positive curb appeal in our neighborhood. A resident said putting

the panels on the back of his home will not generate enough power. The board suggested he submit plans for us to discuss with our attorney.

Blendon Chase has a no rental clause in their deed restrictions since they are a newer neighborhood. Our current board would like to eliminate rentals, but we currently do not have such a clause. We have several rentals in our neighborhood.

The HOA suggest submitting outdoor home improvement plan to them for review to try to prevent something being done that is against our restrictions and/or Columbus City code.

We voted to approve a plan for a resident to install a concrete pad.

### **COMMUNICATIONS**

We only have about 50% of emails for the 141 homes. The HOA sends out emails to alert of crime in our neighborhood, area construction, and neighborhood events. We would like to have emails for every home since mailings take money and time.

A resident suggested putting a message board up in the front of the neighborhood.

### **SOCIAL EVENTS**

The Easter egg hunt is Saturday, March 30 at 10 a.m. in the commons area. The garage sale is Saturday, June 1 from 9 a.m. to 3 p.m. The Halloween Bash will be in October. Terri is heading up the social events.

### **ELECTION OF OFFICERS:**

The election of officers resulted in the following:

The HOA board members for 2024-2025 are:

President – Jeff Duffield

Vice President – Bruce Burnett

Treasurer – Jocelyn Burnett

Secretary & Communications – Terri Tucker

The following are the 2024-2025 trustees:

Ed Glinski

Michael Menefield

Henry Tucker

The outgoing board members will meet with the incoming board members to facilitate the transition. The next monthly HOA meeting is Thursday, April 18 at 7 p.m. at Panera New Albany.

Meeting adjourned.