

PRESTON COMMONS BOARD MEETING MINUTES

August 20, 2026

6:30 p.m.

Jeff Duffield (president), Bruce Burnett (vice-president), Joselynn Burnett (treasurer), Terri Tucker (secretary), Ed Glinski (trustee), Michael Menefield (trustee), Lorna Duffield, Ali Dean, Kelsey Douthitt, Lauren Fowler, and Mary Bowditch attended the meeting at New Albany Library.

LANDSCAPING

Russell Tree Service cut the trees, and Reichle Brothers Landscaping trimmed the hedges and pulled out the weeds. The weeds have been treated a second time. They will spray weeds every 2 weeks.

Jeff got a quote of \$1,500 to remove the dead Maple tree in the far south side of the commons area near the benches. We will proceed.

Jeff is getting a quote to fill in the mulch areas on the north side by the brick wall and evergreen tree area to save money on mulch costs.

The vault for the sprinkler system water meter has collapsed and needs to be replaced next year.

We mulch the commons area every other year. The cost this year was \$8,000.

We looked at removing the hedges on the mound and putting rock on the mound, but that is too expensive.

A resident questioned the HOA's responsibility and liability for plowing the sidewalks in the commons area. Jeff stated that we are not legally required to.

BUS STOP

New Albany Schools has stopped picking up kids in our neighborhood and is now picking up on Ulry Road at the entrance to our neighborhood. Parents are worried about their children's safety being picked up on such a busy road.

When parents email the transportation director, they receive a generic response. The school says their buses have a hard time getting through our neighborhood with so many parked cars on both sides of the street. A bus hit a parked car last year.

We discussed the issue of the amount of parked cars and cars parked in areas where they should not be allowed. Jeff spoke with our Columbus Police liaison who encourages residents to file a Columbus 311 complaint when cars are parked illegally. Unfortunately, parking issues are not a priority, and it could take a couple of weeks before someone comes out to address the complaint. Bruce and Joselynn researched the City of Columbus website about no parking signs for one side of the street in our neighborhood and it appears these signs are usually for long-term parking areas such as the Short North. They will continue to look into the possibility of getting these signs in our neighborhood.

Jeff suggested a group of concerned parents should sign up to speak at the next New Albany School Board meeting about the bus stop safety concerns and write a letter that can be sent from the HOA. Ali Dean will draft the letter and send it to the HOA. The suggestion is for the bus to pick up at the corner of Haussman Place and Haussman Drive where it picked up last year and back up and turn around.

FINANCIAL

The HOA must spend 90% of their expenses on commons area maintenance and HOA administrative costs.

We spent \$1,200 on snow plowing last winter.

We discussed the collection process for the homeowners with delinquent dues. Three homeowners are past due for multiple years. Five homeowners owe for 2026 only. 2026 dues were due March 1.

We have \$33,000 in the bank account. We are currently \$5,000 under budget. We strive to keep one year of dues (\$24,000) in the bank for emergencies. We expect 135/141 homes to pay dues each year and work at collecting the remaining ones.

Insurance costs \$1,500 per year.

We discussed increasing homeowner dues from \$150 to \$200 to have more money to maintain the commons area and for snow plowing if needed.

AREA NEWS

Ulry Road at Central College Road is supposed to open up the end of August but could be delayed because of all of the rain recently.

Waffle House applied for a lot split to go next to the Biggby Coffee drive thru in the Meijer parking lot on Hamilton Road.

The former Big Lots Headquarters was purchased by Ohio Health.

Apartments are being built across from the former Big Lots Headquarters.

A residential style extended stay hotel is being built next to Meijer on Chestnut Hill Dr.

COMMUNICATIONS

Residents in attendance asked for the HOA to communicate more often and openly.

Terri will set up a Facebook page so that residents can interact. Terri will post more information from the HOA like meeting minutes.

We have email addresses for less than half of the 141 homes. We hope we can connect with more people through Facebook.

We did a resident survey about 5 years ago and will send another one out this fall. The survey link will be on Facebook and sent via email.

LAWSUIT

A person outside of our neighborhood filed a legal complaint against Preston Commons HOA and our landscaping company alleging that when the landscaping company sprayed chemical lawn treatments, it blew at them and caused a rash.

The Ohio Department of Agriculture tested their lawn and found no evidence of the chemicals that were sprayed. The person has up to two years to file a formal lawsuit. We cannot counter sue. Our attorney is working with theirs.

RENTALS

We discussed the issue of rental homes and that they are usually not well maintained and deter from the appeal of our neighborhood. There are currently 9 confirmed rentals and 4 suspected rentals. All in the meeting would like to eliminate rentals. Our bylaws do not prohibit rentals. It will take a 75% homeowner yes vote (106 of the 141 homes), one vote per home, to add rental exclusion in Preston Commons. The current rentals would be grandfathered in, but the next sale would have to be to a permanent homeowner. Jeff will call our attorney to see if we can get this moving.

NEW BUSINESS

Ali Dean is interested in building a free little library. Her husband will design it and work with the HOA to find a place in the commons area to install it with minimal impact on mowing.

The next HOA board meeting is Wednesday, September 30 at 6:30 p.m. at the New Albany Library.