

Fall Clean Up

We have come to the end of another summer. The landscapers will do one major leaf pick-up after most of the leaves have fallen.



Remember that you are responsible for cleaning up any planted flowerbeds around your unit – even if they were put there by a previous owner.

Bulk Pick-up Procedures

As we told you in our last newsletter, to schedule bulk pick up of large items, you should call Rumpke at 1-800-828-8171 (The account number for McNeill Farms is 19-19831.)

It seems that in an ill-conceived effort to avoid the fee for pick-up some people are dumping their old furniture, etc. in areas where it is not easy to identify the unit the refuse came from. Without a particular unit to charge the expense to, the rest of us all end up paying for it. If this practice continues, monthly condo fees will have to be increased to cover the cost of bulk pick-up. Please let the property manager know if you see anyone engaged in this irresponsible behavior so we can put the expense where it belongs.

Parking

- **Do not park your car in the driveway of an end unit that does not belong to you.** The resident parked inside the garage cannot get out when you do.
- Parallel parking is a safety issue as well as just common sense and courtesy to your neighbors. **No vehicle is to be parked in any manner, which blocks any street or driveway, or the ingress/egress to any garage. This means no parallel parking in front of garages or behind other parked cars.** Violators can be towed without notice. Parallel parking along curbs is also prohibited.
- **Do not park your vehicle in any manner that takes up more than one parking space.**



Snow Removal

None of us wants to think about snow, but with colder weather approaching, we have to. Please look over the following information on snow removal.

All unit owners are responsible for removing snow/ice from their own sidewalk and stoop (porch) in front of their unit. If you are unable to do so due to a handicap or medical condition, submit a statement confirming the situation to the property manager's office at the Clubhouse so it can be directed to the Board member in charge of snow removal. If you have a current handicapped parking placard a copy of that will do.



In general, snow removal is initiated after 2.5 inches has fallen. During and after a snow event DO NOT park in front of the mailboxes. Keep in mind that any place that a vehicle is parked cannot be cleared of snow.

Cold Weather Reminders and Tips

Heating -

- Make sure furniture isn't blocking heating vents.
- Close doors to unused rooms and use a rolled up towel to block the crack at the bottom.
- When using heating sources, such as your fireplace, or a space heater, take safety precautions. Keep a fire extinguisher handy. Be sure smoke and carbon monoxide detectors are working.
- Do not warm up your car in the garage, even if the garage door is open. Carbon monoxide can accumulate and seep into your living space.

Plumbing - Owners are responsible for their plumbing and thus for water damage to their unit and possessions as well as damage to their neighbors' if pipes break.

- Disconnect hoses from outside valves.
- Set thermostats no lower than 65°F.

- Do not shut off utilities during cold temperatures. If your unit must be empty have it properly winterized.
- Make sure you have sufficient insurance to cover the insides and contents of your unit.

General Safety

- When outdoors, walk carefully and be aware of uneven or slippery surfaces under your feet.
- Wash hands frequently to prevent the spread of colds and flu.

New Clubhouse Passes for 2017

New Clubhouse Passes will be issued beginning December 1, 2016. **All** residents are required to bring proof of residence and a photo ID in order to get a new pass. After February 15, 2017 no one will be admitted to the Clubhouse facilities without a new pass.

Clubhouse Hours and Rental

During the fall and winter, **Clubhouse hours** are 6:00 a.m. to 9:00 p.m. Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday and Sunday.

You can **rent the Clubhouse** for your holiday parties and other events. The cost is \$150.00 for up to six hours. See the attendant for availability and a rental form.

Posting Notices

Ads and notices may not be posted on mailboxes within the community unless they are approved by the Board of Directors prior to posting.

Holiday Decorations



Holiday decorations should be displayed no earlier than Thanksgiving and must be taken down by January 15.

Theft Prevention

Unfortunately, these days there seems to be an abundance of less than honest people looking to remove packages delivered to porches. Try not to allow packages to be left on your porch. Ask a neighbor to take delivery, or have them delivered to your workplace or to the Post Office for you to pick up. (Report anyone suspicious removing things from porches or any other suspicious or illegal activity on the property, by calling the police at 614-645-4545.) **Note:** The McNeill Farms

Clubhouse staff **DOES NOT** accept delivery of packages for residents.

Do not advertise to potential thieves by placing empty boxes, especially from big-ticket items given or received as gifts, out so they are visible with your trash. Break down boxes and place them in your trashcan or in bags that you cannot see through.

If you will be out of town during the holidays, let the property manager know and she will notify our police officers so they can keep an eye on your place. (Contact Jody via phone (614-799-9800 ext. 17) or e-mail (jrine@casebowen.com).

WHY!

Why do we have to write about dog poop in every newsletter? Dog waste can spread diseases and parasites and is pretty much all around distasteful. Don't leave it lying around. (Thanks to those of you who do clean up every time.)

Reporting Security Issues

Report suspicious or criminal activity to the Columbus Police at 645-4545 (for non-emergencies). The Board of Directors and Case Bowen do not have the legal authority to make arrests or detain anyone.

Reporting Maintenance Issues

Report external maintenance issues to the property manager as soon as possible. Forms can be found at the Clubhouse, at www.mcneillfarms.com, or send a detailed e-mail to Jody at jrine@casebowen.com.

To report urgent issues after regular business hours or on weekends, call the Case Bowen Office at (614) 799-9800 and follow the prompts to be connected with the Emergency Service.

Property Manager's Hours on Site

Jody Rine is on site most Tuesdays (by appointment) and Thursdays (open office hours) from 9:30 a.m. to 5:00 p.m. Contact her at (614) 799-9800 extension 17 or via e-mail at jrine@casebowen.com.

Community Information

Web site: www.mcneillfarms.com

Facebook :

<https://www.facebook.com/McNeillFarmsCondos>

Submit newsletter ideas or articles in writing to the Clubhouse or to Jody at jrine@casebowen.com.