

We Want YOU...

Have you considered serving your community on the Board of Directors of the McNeill Farms East Condominium Association? We need your talents and energy to keep the property running on an even keel. Elections will be held on May 15, 2014 at the Annual Owners Meeting for two open positions on the Board.



The Board of Directors exists to provide leadership and make decisions on behalf of the association. It consists of six (6) unit owners. These are volunteer positions and are for three-year terms. Unit owners and their spouses are eligible to run for the Board. If you are interested in putting your name on the ballot, please refer to the nomination form you will receive by mail with the meeting announcement in a few weeks.

The current members of your Board of Directors are Bobbie Imowitz, Cindy Reid, Carol Shown, Ron Shown, Rochelle Smith, and Theresa Uher. Rochelle and Theresa's terms are expiring. The Board meets the third Thursday of the month unless posted otherwise at the Clubhouse. (The Board does not hold open meetings during October and November due to the budget creation process.)

Contacting the Board

Remember to use the proper channels to contact members of the Board of Directors. Call or email Jody Rine at (614) 799-9800 ext. 17 or jrine@casebowen.com to relay information or set up a meeting. Please do not contact Board members at their personal residences.

Be Alert to Security Issues

Protect yourself from anyone who might want to make your property their own.

- Be sure that items of value are not visible in your parked car. Do not leave the garage door open while unattended. Keep blinds or drapes closed or

turned so items inside your home are not easily visible.

- Make sure that easily portable items like bicycles are stored securely and not left out in the patio/deck area. Don't leave mail order packages sit unattended on your porch.
- Let the police know if you will be out of town for any reason or your condominium will be vacant for some period of time so they can keep a closer eye on your property (you can call Jody Rine at (614) 799-9800 extension 17 or e-mail her at jrine@casebowen.com and she will get the information to the officers).
- Install locks and reinforce doors to discourage break-ins. Deadbolts on front doors and doors between garages and the rest of the unit can make it harder to get in. A bar can be placed on the stationary side of a sliding door to prevent opening. Hardware is available for reinforcing the doorway to a unit.
- Install an alarm system or, if you want a pet and are willing to properly care for it, get a dog. If you have a dog, post a "Beware of Dog" sign in your window.



If you do observe or become the target of any criminal activity, call the Columbus Police at 645-4545 (for non-emergencies). The Board of Directors and Case Bowen do not have the legal authority to stop suspicious people, make arrests, or detain anyone who is in the act of committing a crime. If you have the need, call the police as soon as possible.

New Alarm System at the Clubhouse

We recently had a new alarm system installed at the Clubhouse. We switched for several reasons. This new system will save us money. It also has some features that we hope will enhance safety and security for the staff and everyone using the facility, including a weather alert feature will let us know of severe

weather situations, and a battery back-up so we are protected even if the electricity goes out.

The system was purchased from Total Security Protection. Information on their products can be found at the end of this newsletter. They offer a free consultation. If you are thinking about a security system for your home, consider giving them a call at (614) 317 – 3022.

Pool

Weather permitting, the pool will open for the season on May 17, 2014, the Saturday before Memorial Day.



The Clubhouse will also resume summer hours May 17. Hours will be 6:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 9:00 p.m. Saturday and Sunday.

The pool will be open at the same time as the Clubhouse and close to residents at 8:45 p.m. to allow time for proper closing procedures. Pool rules will be posted in the Clubhouse and must be followed.

Grass Cutting Season Is Upon Us

Please remember:

- Do not allow toys or other items to lie in the grass.
- Pick up after your dog. The landscapers will not mow areas that are covered in feces.
- Fenced in back areas are the responsibility of unit owners. The landscapers do not cut grass inside of them.



Other Summertime Issues

Warm weather means children are playing outdoors. Parents – encourage your children to stay out of the street. Drivers – use extra caution when operating a vehicle on the property. The speed limit is 12 miles per hour!

Be considerate of your neighbors while you are enjoying the warmer weather. Keep the music and other noise to a reasonable level, especially at night.

Please pick up after yourself. Beer cans, bottles, , and other debris (including cigarette butts) look bad, and can puncture tires or the feet of people and pets. Litter or bits of trash that may have been left behind when the garbage is collected should be picked up and disposed of.

This is our neighborhood and it is up to each of us to pitch in to make it a pleasant place to live.

Fire It Up

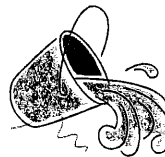
We live close together in buildings made of wood. Take care to follow fire safety recommendations when using a chiminea, firepit, or when grilling outside.

- NEVER leave a fire unattended.
- Keep fires small, and don't let them get out of hand.
- Keep anything combustible at least 3 feet away.
- Position grills far enough away from the building to prevent damage to the vinyl siding.
- Keep a fire extinguisher close by – just in case.



Please Conserve Water!

Due to issues with broken pipes in several units over the winter, our water bill for the past couple of months has been astronomical! Please conserve water to help reduce the total water bill that McNeill Farms pays.



- Check for dripping faucets and toilets and repair them.
- Wash cars off property.
- Do not leave hoses or sprinklers on so the water runs off into the street.
- Sweep off the driveway rather than using the hose.
- Take a slightly shorter shower, or just turn off the faucet while you are brushing your teeth.

Animal Issues

- DOG WASTE MUST BE CLEANED UP IMMEDIATELY! It is unsanitary and an eyesore.



- Cats as well as dogs should not be left to roam the property off leash.
- Food left out for cats attracts unwanted animals.

Don't tempt skunks, raccoons, coyotes or other wild creatures. It costs money to trap these animals and they must then be euthanized.



Roofing

The roofing project is continuing. More than two thirds of the buildings have been reroofed. As in the past, we will reroof as many additional buildings this year as is financially possible.

Hughes Roofing will notify you if they will be working on your building. Buildings are prioritized based on need as determined by the roofers. Those in worse shape get replaced first. This to-do list is updated on an on-going basis.

If you notice any current leaks in your unit, please continue to notify the property manager.

Exterior Improvements Require Approval

Exterior improvements to your condominium, such as new patios, decks, or fences, require approval prior to starting the work. Application forms can be obtained at the Clubhouse or at www.mcneillfarms.com. The Board needs to know the type of work you plan to do, who will do it, estimated start and completion dates and specifications/plans for the project.

People Need to Eat in the Summer, Too

The Clubhouse will continue to serve as a collection point for food donations to the Pataskala food bank. Please bring any non-perishable (preferably healthy) food items to



the Clubhouse during regular operating hours. We will make sure it gets to the bank.

On the Web



Find community information/news/updates on or our web site** at www.mcneillfarms.com, Twitter @McNeil Farms, or on

Facebook

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

Subscribe for emergency notifications via Facebook or Twitter:



- By text messaging- text the word "McNeillFarms" to 84483
- By email – go to <http://ow.ly/mVkfn> and follow the instructions

**The past year was not a good one as far as updates to the web site. WE'RE SORRY. We promise to try to do better this year. The site should contain up to date information by the first or second week in May.

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.

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

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

Thank you to Cindy Reid, Jody Rine, Ron Shown and Theresa Uher for their contributions to this newsletter!