

Discouraging Theft from Autos

The warm weather often brings outbreaks of car break-ins.

Criminals often use the “smash and grab” technique of breaking the window, grabbing things that are readily accessible and running. Do what you can to take the opportunity away from thieves.



- Don't leave items in view inside your vehicle.
- If you must leave things in the car, secure them out of sight in a locked compartment or trunk.
- Always roll up your windows and lock your vehicle.

Report any suspicious activity to the police immediately.

Test Your Sump Pump

Two units in each of our buildings have a sump pump in the basement to help prevent flooding. This can be especially important in the spring and summer when heavy rainstorms can be a problem. If you have a sump pump in your basement, you should test it once a month to make sure it is working properly.

To test your sump pump, pour a bucket of water into the hole containing the pump. This should cause the pump to kick on. If it does not, please contact Jody at (614) 799-9800 extension 17, or by email at jrine@casebowen.com to arrange for a plumber to repair or replace it.

Summer Projects

Please continue to report maintenance issues to the property manager, especially for things needing immediate attention, as many of these projects are to be spread over multiple years.

- The remainder of the buildings will get **new roofs** this summer.
- **Glenkirk Drive and MacFalls Way** will be **paved** this year. Patching and seal-coating will be done as needed throughout the rest of the property.

- **Painting front doors and shutters will begin.** About a third of the buildings will be done this year and the rest will be done over the next two years. This project will include inspection and maintenance on porches, front steps and kickboards under front doors.

Fire Regulations

The Ohio Fire Code states that outdoor fireplaces (chimineas, fire pits, etc.) must be at least 15 feet away from a structure or combustible material. Propane or charcoal grills must be at least ten feet away. A fire extinguisher or other means of fighting a fire must be present when any potential fire source is in use.

Please help protect our buildings by being careful when you cook outdoors.

Pool Time

Weather permitting; the pool will open for the season on May 16, 2015.

Clubhouse hours are 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.



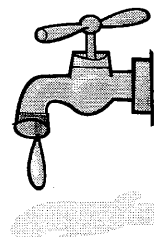
The pool will be open at the same time as the Clubhouse and close to residents at 8:45 p.m. to allow time for proper closing procedures. Pool rules will be posted in the Clubhouse and must be followed.

Renew Your Clubhouse Pass

No one will be admitted to the exercise room or pool without a **current** pass. **All** residents who have not yet updated their pass are required to bring proof of residence and a photo ID in order to get a new purple one.

Water Conservation

Just because you are not personally writing a check to the water company does not mean you get water for free. Water costs for the property are included in your condo fees. Be aware of your water usage



and try to conserve wherever possible.

- Check for and fix dripping faucets and toilets. Don't forget to check outdoor faucets, and hoses for leaks.
- Sweep off the driveway rather than using the hose.
- Wash cars off property.
- Run your clothes washer and dishwasher only when they are full. Use a cycle that takes less water.
- Take a slightly shorter shower, or just turn off the faucet while you are brushing your teeth.

Animal Issues

- Franklin County Department of Health regulations and the City of Columbus Municipal Code prohibit the accumulation of animal waste. Pick up after your pets immediately to keep our common areas as well as your patio or deck area clean.
- Pets, cats as well as dogs, should not be left to roam the property off leash.
- Food left out for cats attracts unwanted animals. Do not feed animals outdoors.
- Bird feeders, though they are allowed in the community, also attract wild animals. Keep the areas around and under them clean to discourage outdoor critters.



Exterior Improvements Require

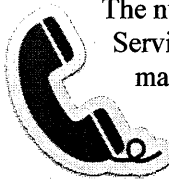
Approval

Approval is required for exterior improvements to your condominium, such as new patios, decks, or fences, before the work is started. 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, and specifications/plans for the project.

Staining Fences and Decks

The McNeill Farms Association By-Laws require stain/paint colors to be a neutral, earth-tone shade. If you are unsure of your color choice, please contact the Property Manager before you begin your project.

Reporting Emergency Maintenance Issues



The number for the Case Bowen Emergency Service is (614) 460-5246. Report urgent maintenance issues to them after regular business hours or on weekends.

Do not call or visit the Clubhouse about such issues. Clubhouse Attendants do not have access to property management information or the property manager's schedule. They do not take calls or messages for the property manager or have any part in initiating work orders.

For prompt attention to your needs, call the emergency service.

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.

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 jrine@casebowen.com

Community Information

Web site: www.mcneillfarms.com

Twitter: [@McNeil Farms](https://twitter.com/McNeilFarms)

Facebook :

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

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

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