

McNeill News

Spring 2017

Upcoming Projects

****Please continue to report maintenance issues to the property manager, especially for things needing immediate attention.****

Here is a summary of some of the maintenance projects that will be in progress this spring and summer. Please note that many projects are spread over multiple years. If your street, sidewalk, curb, or building is not done this year, it will be in the future.

- **As in years past, Heiberger Paving will be working on our streets.** Kirkdale Drive will be paved, Hawkins Lane and MacGeorge Place will be seal-coated, and other areas will be patched. Do not drive on the freshly paved or sealed surfaces until after cones and barriers are down.
- **Concrete will be patched or replaced** at various locations on the property. Chief among these are many of the pads in front of our mailboxes.
- The **power-washing** of buildings started last year will continue.
- Tree King will **grind stumps** from the trees they removed last year.

Several projects included in the 2017 budget have already been completed:

- Jim Hughes Roofing and Gutters is finishing up the **chimney rebuilds** provided for in the budget.
- B-Level has done work on **leveling some of the front porches** that have been settling.

Test Your Sump Pump

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

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.

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.



Keeping Things Respectable

McNeill Farms has an on-going program to patrol the property looking for areas both behind and in front of units that need improvement. It is up to you as a resident, to:

- **pick up after your dog,**
- **clean up** trash, cigarette butts, or other debris from the areas immediately around your condo,
- **pull weeds** in your limited common area and around your patio or deck.

The limited common area in back of your unit extends only to the end of the fence. Make sure belongings stored in the patio area stay within this limit. This includes grills, chimeneas, and patio furniture. Your area must be free of trash such as unusable furniture or grills, animal waste, unstored hoses, broken screens - things that make the neighborhood look less than desirable.

Units not in compliance may be fined and the unit owner can be charged for any clean up that must be paid for with community funds.

Get Your New Clubhouse Pass

The pool opens May 20 (weather permitting)!

To use the facilities, you must have a current, red, clubhouse pass and be in good standing with the condominium association (fees paid and no balance on the account for your unit.)



All residents are required to bring proof of residence and a photo ID in order to get a new pass.

Summer Clubhouse & Pool Hours

The Clubhouse will resume summer hours on May 20. Hours are 6:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 9:00 p.m. on Saturday and Sunday. (Pool closes at 8:45 p.m.)

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

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.

Dispose of Refuse from Exterior Projects Properly

Old wood and other materials resulting from work on your deck or patio must be disposed of properly. Piles of unwanted materials become homes for skunks and other animals that we must then pay to have removed from the property. Nails, screws, and splinters can be a danger to children playing in the area. Leaving construction trash lying around creates an inconvenience and safety hazard for your neighbors.

The Association does not pick up piles of debris left behind after personal maintenance and construction projects. Break it down into pieces about three feet or less in size and put it in your trash, or call Rumpke to arrange for bulk pick-up.

Bulk Trash Pick-up

Remember that **you** must contact Rumpke at 1-800-828-8171 to schedule bulk pick up of your large trash items (The account number for McNeill Farms is 19-19831.)

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 to keep our common areas as well as your patio or deck area clean. Pet owners should **always** be carrying a bag to pick up after their leashed pets immediately.
- 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. Again, the Association, meaning each and every unit owner, has to pay for removal of unwanted wild animals. Please do not encourage their presence or interfere with their removal if traps are set.



Streetlight Repairs

Before reporting that a streetlight is out, check to see if there is a pink or orange tie around the post, indicating that it has already been reported to AEP.

Boats and Trailers

Remember that **boats and trailers may not be parked on the property.**

Reporting Security Issues

Report suspicious or criminal activity to the Columbus Police at (614) 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.