

McNeill News

Winter/Early Spring 2019

FEES WILL GO UP IF...

... people continue putting bulk items out at the curb for trash pick-up without first contacting the trash company.

Every time somebody dumps their trash in an area where they think it cannot be traced back to them, and the Association must pay to have it removed, it takes money out of *your* pockets. If you see someone doing this, and can identify the perpetrator, call management so the correct individual can be billed.

The rest of us should not have to foot the bill when someone is too lazy to make a phone call, or too cheap to pay the minimal fee charged by Rumpke for bulk pickup.

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.)

Parking Reminders

- **Be considerate of your neighbors.** Do not take up all of the spots in front of your building if you have multiple vehicles.
- **Extra vehicles, whether they are operable or not, may *NOT* be stored on property** outside of a garage. If a vehicle is not being used regularly it can be towed without notice. **A rule change is being considered to disallow all car covers to discourage this practice.**
- **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.
- **If you have an end unit, park in the driveway in front of your garage rather than the extra spot next to it,** so visitors will have somewhere to park.
- **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.**

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 are held at May Annual Owners Meeting. This year there are three 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.

Sprucing up the Place

Your unit and the area around it, including the patio or deck, must be free of any **trash, old, or unusable furniture or grills, weeds, un-stored hoses, broken screens, old tires, etc.** that make the neighborhood look less than desirable.

Pet waste cannot be left around your patio, deck or anywhere in the common areas. It is **against the law** as well as the McNeill Farms rules. Aside from looking and smelling bad, dog waste can transmit parasitic worms and diseases to other animals and even people. Clean it up.

Someone walks the property looking at areas both behind and in front of units that may need to be tidied up. A letter will be sent to you if your area needs attention. Fines can be assessed if problems are not adequately addressed.

Upkeep of windows and doors is the responsibility of each unit owner. Repair or remove broken screens in your windows or back sliding door.

Site Maintenance

It is time for the landscaping crew to begin **spring work**. Edging the beds and lawns around the property will start in early March as weather allows. Mulch will go down when the weather gets a bit warmer. If you do not want mulch in the beds around your unit, flags are available at the Clubhouse to mark the area.

The landscaping crew does not tend flower beds put in by unit owners. If you have beds around your unit planted by you or a previous owner, you are responsible for their upkeep. This includes clearing out dead plant material left from last year as well as pulling weeds and keeping it looking neat throughout the growing season.

Clubhouse Updates

New Clubhouse Passes for 2019 are being issued. Nobody can use the Clubhouse facilities without a new yellow pass. All residents - no matter how long they have lived here - are required to bring proof of residence and a photo ID in order to get a new pass. **Do not wait until the first time you come to the pool to get your pass renewed.** Due to increased volume of users during pool season, hours when passes are issued will be restricted. Don't disappoint the kids by getting turned away the first time they come up to swim.

Summer hours begin May 15. 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. **Weather permitting, the new patio will be poured, and the pool will open for the season on May 18, 2019.** It will 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.

Notice on Clubhouse Rental

The Clubhouse is available for rental to residents for parties and other events. It is available to **residents only**. Do not rent the space for someone else or tell people who do not live at McNeill Farms that they can rent it. Effective immediately, persons who wish to rent the Clubhouse will be required to present documentation proving they are a resident. **The resident booking the date must be present for the duration of the event.** The cost is \$150.00 rental and \$200.00 security deposit. See the attendant for availability and a rental form.

Test Your Sump Pump

With spring rains in the offing, it is important that those of you with a sump pump in your basement test it once a month to make sure it is working properly. To test it, 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 jrjine@casebowen.com to arrange for a plumber to repair or replace it.

Trash Can Policy

- **Put your address on your trash can.**
- **If your can is in bad shape,** contact Rumpke at 1-8--828-8171 to request a new one.
- **If it is missing,** call Columbus Police (614-645-4545) to report it stolen. Get the report number and send it to Jody so she can get you a new one.
- **Trash is not to be placed at the curb other than the night before collection (Wednesday night),** even if you are moving.

- **After pick-up (Thursday night and between pick-ups) cans must be stored out of sight from the front of the building.**

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 Thursdays 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>