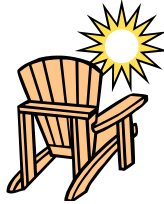


-∞ McNeill News ∞-

Summer 2016

Summertime Reminders

- **Watch out for children** when you are driving on the property. Parents – encourage your children to stay out of the street.
- **Be considerate of your neighbors** and keep music and other noise to a reasonable level, especially at night.
- **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.
- **Conserve water** whenever possible.



Decks and Patios and Fences . . .

Exterior improvements to your condominium, such as new patios, decks, or fences, require approval by the Board of Directors prior to starting the work. 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. Let us know before you start work.



Dispose of Refuse from Exterior Projects Properly

Please remember that 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 undesirable animals that we must then pay to have removed from the property. Nails, screws, and splinters can also 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. If you plan work on your unit, break debris down into pieces three feet or

less in size and put it out with your trash for pick-up.

DO NOT add trash of any kind to piles waiting for the contractor's disposal.

Trash (Can)Talk

- **Put your address on your trash can.** You can use decals or paint, etc. as long as it is visible.
- **If your can is in bad shape,** let Jody know (614-799-9800 ext. 17 or jrine@casebowen.com) so she can request a new one for you.
- **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),** cans must be stored out of sight from the front of the building.
- **Between pick-ups, garbage cans must be stored** inside the garage or behind the unit where they are not visible from the street.
- **Persons not following these procedures** are subject to fines as well as having their garbage can confiscated. A \$25.00 fee will be charged for retrieval.

Bulk Pick-up Procedures

Rumpke does not automatically pick up large items left at the curb with the regular trash. **To schedule bulk pick up,** call Rumpke at 1-800-828-8171 (the City of Columbus does not pick up trash on our property.) The account number for McNeill Farms is 19-19831.

Sofas, mattresses, etc. must also be wrapped in plastic or Rumpke will not take them.



There is a fee for disposal of large items. The standard charge is \$15.00 *per item* (Rumpke will discuss your particular pick up.) If the property is charged for pick-up of mattresses, couches, etc. the expense will be charged back to your unit.

Keeping Things Respectable

Someone regularly walks 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.

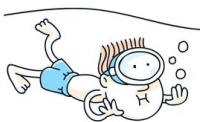
Your area must be free of trash such as old, or unusable furniture or grills, animal waste, unstored hoses, broken screens - things that make the neighborhood look less than desirable.

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.

Pitch in and do your part to keep our community looking like the nice place that it is.

It's Pool Season!

The McNeill Farms Clubhouse and Pool are open Monday through Friday from 6:00 a.m. to 9:00 p.m. (8:45 p.m. for the pool), and Saturday and Sunday 9:00 a.m. to 9:00 p.m. (8:45 p.m. for the pool.)



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

To get a pass from the Clubhouse, you must present proof that you live at McNeill Farms such as a recent utility bill or mortgage papers, and a picture ID to prove that you are the person named on the papers or mail. Renters also need a statement from the unit owner relinquishing their rights to the facility to them.

Rent the Clubhouse for Parties

The Clubhouse is available for rental. The cost is \$150.00 for up to six hours. See the attendant for availability and a rental form.

Summer Security Tips

- Be sure that items of value are not visible in **your parked car**. Do not leave the **garage door** open while unattended.

- 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 (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).



If you do observe or become the target of any criminal activity, call the Columbus Police at 645-4545 (for non-emergencies). If it is an emergency, call 911. 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.

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.

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.

Community Information

Web site: www.mcneillfarms.com

Facebook :

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

Thank you to Dennis Kinsey, Jody Rine, 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.