

McNeill News

Summer 2019

Board of Directors

Elections were held on May 16, 2019 at the Annual Owners Meeting for three open positions on the McNeill Farms East Condominium Association Board of Directors. Mary Beth Benish and Cindy Reid were elected to three-year terms and Regina Harper was elected to a two-year term.

The current members of your Board of Directors are Mary Beth Benish, John DeRoche (president), Regina Harper, Joe Lesko, Cindy Reid (treasurer), and Theresa Uher (secretary). The Board meets the third Thursday of the month from 6:30 p.m. to 7:30 p.m. unless posted otherwise at the Clubhouse. (The Board does not hold open meetings during October and November due to the budget creation process.)

Parked Vehicles

Cars parked within the community **MUST be in operable condition** (no flat tires) and **MUST have current license plates**.

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.

Boats and trailers may not be parked on the property.

Vehicles in violation of these rules can be towed at the owner's expense.

Controlling Your Pets

All pets must be on a leash under the owner's control when they are outside. They should never be off leash whether or not their owner is with them. Electronic "leashes" are not an exception. This is state, county, and city law as well as McNeill Farms policy.

Compliance is not just your obeying the leash law, but consideration for the other residents of McNeill Farms. Your dog might be a big (or little) baby that wouldn't hurt a fly, but not everyone knows that. Some people are afraid of dogs in general and specifically of that large (or small) beast that is walking around without visible restraint and might come charging at them at any moment. People cannot comfortably use our common areas if they fear for their, their children's or their pet's safety. We must look beyond what we feel about how our pet will behave and consider how other people and their pets might react in an encounter with an unleashed dog.

Common and Limited Common Areas

All property at McNeill Farms outside of what is considered an individual unit is common area. The common areas at McNeill Farms are for the use, benefit and enjoyment of all residents. They are owned collectively by all unit owners. Limited common areas consist of a front porch or stoop, a rear patio or deck and driveways in front of garages on end units which are reserved for the exclusive use of the owner and occupants of a particular unit.

Common areas should not be used as personal space. Personal items may not be stored in the them. The limited common area behind each unit extends only to the end of the fence. Belongings stored in the patio area must stay within this limit. This includes grills, chimeneas, and patio furniture. Swing sets, sand boxes, kiddie pools and other play equipment must be kept within the limited common area as well.

It is up to you as a resident, to:

- **pick up after your dog** in the limited common area around your unit as well as in common areas,
- **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.

Maintaining clean, unobstructed access to our common areas allows us to fully use and enjoy them.

Help Keep Our Streets Presentable

Do not throw loose trash in your trash can. Loose items can be blown or fall out of cans especially when Rumpke is using their automated arm to dump them into the truck. Please make sure trash is properly bagged before placing it in your bin.

Mowing the Lawn

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.

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, yellow clubhouse pass and be in good standing with the condominium association (fees paid and no balance on the account for your unit.)

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. Renters also need a statement from the unit owner relinquishing their rights to the facility to them. **PASSES ARE NOT ISSUED ON WEEKENDS OR HOLIDAYS.**

You are allowed up to four guests *per unit* on weekdays and two on weekends. Persons from 16 to 17 years of age with pool only passes may not bring guests to the pool.

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 you starting the work. Forms can be obtained at the Clubhouse or at www.mcneillfarms.com.

Old wood and other materials **must be disposed of properly**. Leaving construction trash lying around creates an inconvenience and safety hazard. **The Association does not pick up 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 or call Rumpke to arrange for bulk pick-up.

Trash Can Policy / Bulk Trash Pick-up

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Put your address on your trash can.

- **If your can is in bad shape**, contact Rumpke at 1-800-828-8171 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.**
- **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.)

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>

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

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