

## McNeill Farms News – Reminders

**Winter 2017 Trash Pick-up** – There is a continuing problem with people putting trash out before Wednesday evening and or

**If your trash can is damaged**, call Rumpke at 1-800-828-8171. The account number for McNeill Farms is 19-19831.

**If it is missing**, call Columbus Police (614-645-4545) to report it stolen. Get the report number and send it to Jody ((614) 799-9800 extension 17 or [jrine@casebowen.com](mailto:jrine@casebowen.com)) so she can get you a new one.

**Put your address on your trash can.** You can use decals or paint, etc. as long as it is visible

Remember:

- Trash may not be placed at the curb other than the **night before collection (Wednesday.)**
- **After pick-up (Thursday night), cans must be stored** inside the garage or behind the unit where they are not visible from the street until the following Wednesday night.
  - **Satellite Dishes**
  - **You need approval from the Condominium Association Board of Directors before you have a satellite dish installed at McNeill Farms.**
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  - You can install a satellite dish on the fence or deck behind your unit or on a free-standing pole. You MAY NOT attach one to the roof or any other part of the building – EVER.
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  - Installers do not always know or try to find out about the community's rule on placement of satellite dishes. A number of residents have dishes attached to their building. These people will be required to remove the dish and repair any damage to the building at their expense. Related costs incurred by the Association in this matter will be charged back to the account of the unit owner.
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  - To get approval for a satellite dish, complete and submit an Exterior Improvements form (available at the Clubhouse or at [www.McNeillFarms.com](http://www.McNeillFarms.com)).

### **Cold Weather Reminders and Tips**

#### **Heating -**

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Make sure furniture isn't blocking heating vents.

- Close doors to unused rooms and use a rolled up towel to block the crack at the bottom.

- When using heating sources, such as your fireplace, or a space heater, take safety precautions. Keep a fire extinguisher handy. Be sure smoke and carbon monoxide detectors are working.
- Do not warm up your car in the garage, even if the garage door is open. Carbon monoxide can accumulate and seep into your living space.

**Plumbing** - Owners are responsible for their plumbing and thus for water damage to their unit and possessions as well as damage to their neighbors' if pipes break.

- Disconnect hoses from outside valves.
- Set thermostats no lower than 65°F.
- Do not shut off utilities during cold temperatures. If your unit must be empty have it properly winterized.
- Make sure you have sufficient insurance to cover the insides and contents of your unit.

### **General Safety**

- When outdoors, walk carefully and be aware of uneven or slippery surfaces under your feet.
- Wash hands frequently to prevent the spread of colds and flu.

### **IMPORTANT NOTICE**

**A number of you are allowing your dogs to run off leash.** Even if you think nobody will notice, or you think your pet would never hurt anyone, they scare people.

For their own safety, as well as that of the human residents of McNeill Farms, all pets must be on a leash and accompanied by a person when they are outside on the property. None should be left to roam the property off leash.

### **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](mailto:jrine@casebowen.com) to arrange for a plumber to repair or replace it.

### **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.

## **Car Talk**

A few things to remember:

- People **backing out of their garages** or from between other parked vehicles cannot see you driving toward them down the street. Please pay attention and yield to cars backing into the street to avoid collisions.
- **Parallel parking** is not allowed at McNeill Farms.
- To facilitate snow removal and mail delivery, **try not to park directly in front of mail boxes** when snow is expected.
- **Please watch carefully for pedestrians** and be aware that slippery conditions (as well as extra layers of clothing) may make it more difficult for them to move out of your way.
- **Do not warm your car up in the garage** as carbon monoxide can accumulate and get into your living area.
- **A Honey-Do List for You**
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The cold days make for lots of time indoors. Why not take advantage of all that time and catch up on a few projects?

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- **Clogged up vents on clothes dryers can be a fire hazard.** Lint should be removed from the vent and dryer hose at least every two or three years. This also makes the dryer work better.
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- **Repair or replace leaking faucets, showerheads and toilets. Check for leaky connections to washers as well.** Plumbing issues in general should be addressed by the unit owner in a timely manner as even just a leaky faucet or shower head impacts the property water bill and by extension our fees. Constantly running toilets contribute to water waste as well. Leaks can lead to wet flooring which can lead to mold and mildew problems.
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- **Review insurance policies to make sure you have sufficient coverage for the contents of your unit.** Every resident should have contents insurance for their unit and belongings. It can be a life saver if there is an unexpected emergency – for both you and your neighbors.
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- Living as close to one another as we do here at McNeill Farms means that maintenance issues inside one unit can affect more than just the residents of that unit. Taking care of the issues inside your home makes living at McNeill Farms safer for everyone.
- Please be responsible neighbors.

## **Pet Clean-up**

Pick up after your pets. Snow and cold weather do not make the poo disappear. It looks just as bad in the winter as at other times of the year. And the result is a disgusting, unsanitary mess in the spring.

## **Please Check Your Mailbox**

Our mail carrier asks that you **please check and empty your mailbox at least a couple of times a**

**week.** When the small box gets jammed full, she cannot deliver your new mail.

**Snow Removal - Unit owners are responsible for removing snow/ice from their own sidewalk and stoop (porch) in front of their unit.** If you are unable to do so due to a handicap or medical condition, submit a statement confirming the situation (doctor's note, copy of your handicapped parking placard) to the property manager's office at the Clubhouse so it can be directed to the Board member in charge of snow removal.

In general, snow removal is initiated after 2.5 inches has fallen. During and after a snow event DO NOT park in front of the mailboxes. Keep in mind that any place that a vehicle is parked cannot be cleared of snow.

**Theft Prevention –** To prevent theft of items you are having delivered, try not to allow packages to be left on your porch. Ask a neighbor to take delivery, or have them delivered to your workplace or to the Post Office for you to pick up. Report anyone suspicious removing things from porches or any other suspicious or illegal activity on the property, by calling the police at 614-645-4545.

**Note:** The McNeill Farms Clubhouse staff DOES NOT accept delivery of packages for residents.

Do not advertise to potential thieves by placing empty boxes, especially from big-ticket items given or received as gifts, out so they are visible with your trash. Break down boxes and place them in your trashcan or in bags that you cannot see through.

If you will be out of town during the holidays, let the property manager know and she will notify our police officers so they can keep an eye on your place. (Contact Jody via phone (614-799-9800 ext. 17) or e-mail (jrine@casebowen.com)).

**Holiday Decorations –** Holiday decorations must be taken down by January 15.

**Discouraging Solicitors -** If someone comes to your door you can; 1) inform them that there is to be no soliciting on our property and that you will call the police. (Follow through and make the call.), or 2) act interested, take their information, tell them you will get back with them, and then pass the information on to Jody (614-799-9800 ext. 17 or jrine@casebowen.com) so their superior can be contacted and told not to send people to McNeill Farms. (If you like, after you have their information you can then tell them they are not allowed on the property. Or just call the police and surprise them.)

**Clubhouse Availability –** Clubhouse Winter Hours are Monday through Friday, 6:00 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 5:00 p.m. The Clubhouse is closed on Sunday.

The Clubhouse will be closed on Monday, December 25 (Christmas Day). It will also be closed January 1 (New Year's Day). Christmas eve and New Year's eve both fall on a Sunday when the facility is normally closed.

You can rent the Clubhouse for your holiday parties and other events. The cost is \$150.00 rent plus a \$200.00 refundable security deposit. See the attendant for availability and a rental form.

**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](http://www.mcneillfarms.com), or send a detailed e-mail to Jody at [jrine@casebowen.com](mailto: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 for open office hours on Thursdays from 9:30 a.m. to 5:00 p.m. Tuesdays she is available by appointment. Contact her at (614) 799-9800 extension 17 or via email at [jrine@casebowen.com](mailto:jrine@casebowen.com).

### **Community Information**

Web site: [www.mcneillfarms.com](http://www.mcneillfarms.com)

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

Dog poop  
Garbage on curb  
Kids running between garages  
Backing out of garage  
Cats  
Sump pumps