

# McNeill Farms East Condominium Association

c/o The Case Bowen Company \* 6255 Corporate Center Drive  
Dublin, OH 43016

Phone: 614-799-9800 \* Fax: 614-799-8338

---

December 2015

Another year has ended, and hopefully it has been a good one for everyone. Your association has made major headway in resolving maintenance issues on the property, and is on the road to financial growth once again.

First of all, I want to discuss the roofing project. The association had borrowed enough money to complete this project. We were at the point where we could afford to only do 5 to 7 roofs a year, and we still had over thirty roofs to go. This was unacceptable. Our property manager, Jody Rine, uncovered a financial source that specializes in lending funds to condominium associations for purposes such as this. We entered into discussions with them, and after obtaining a quote from our roofer, Jim Hughes, borrowed the funds to complete this project this fiscal year. We actually borrowed enough money to pay off our existing loan and combine it with the new loan, giving us a better time line and interest rate. This new combined loan will be paid in full, in 15 years. I am happy to announce that all 110 buildings as of this date have new roofs, with a 25 year warranty on the materials.

Next major project I want to discuss is paving. We were able to pave two of the remaining streets, make repairs, and seal coat some of the streets on the property. The only street we have remaining is Hawkins, with the MacGeorge cut off. Coupling this with seal coating the streets we paved last year and routine maintenance, all of the streets on the property will have been re-done. This means that for the next several years, all that will have to be completed on the streets will be routine maintenance. This, along with the new roofs, means the association will be in a position to begin detailed maintenance on the buildings themselves, and re-build the Reserve Fund. We plan to place new coping on the swimming pool next spring, and re-paint the bottom of the pool. We are re-building all of the chimneys on the property, as they are showing signs of weakness. We also plan to repair or replace all of the gutters and downspouts on the property. Funding has also been set aside to beautify the association grounds by removing dead and dying trees from the property. We are beginning to see a die-off of our ash trees due to the ash borer plague. Bagworms began appearing in small quantities, and we have had problems with grubs on the northern part of the property. This is why the property is so attractive to skunks. Grubbs make up a large part of their diet.


I also want to thank our gardening committee, who have finished beautifying the garden on the northern end of the property. This area was nothing more than an over grown trash pile, and these ladies, at their own expense and volunteered time, converted this into a beautiful garden that all can enjoy and will continue to maintain it at no cost to the association.

I want to thank the members of the McNeill Farms Board of Directors who have put so much work and effort into this property and making it what it is today. Because of their efforts and good common sense, we are on the path to good fiscal strength. Our reserve fund is growing at a decent rate, and is over \$150,000. I am also pleased to announce that there will be no increase in condominium fees for next year.

I finally wish to let the community know that my time on the board is up, and I am due for re-election in May. I have chosen to not run for re-election. I have been on the board since 1999, and though I had left the board for a year and a half, I was asked to come back and help guide it through this rough period. You saw fit to re-elect me to continue this role, and I am grateful for the faith you have shown in me. Our property is in sound condition, both maintenance wise and financially. I feel comfortable leaving the association as a board member and its president, knowing that we have a superb board, who have nothing but the best for the community in mind.

Thank you for giving me the opportunity to serve you.

Sincerely,



Ronald J Shown, President  
McNeill Farms Condominium Association.