

# Dominion Club News

FEBRUARY 4, 2007

VOLUME 2, ISSUE 2



## Quarterly Meeting Highlights

Thirty-five residents of the Dominion Club attended the quarterly open meeting on January 18 at the DC clubhouse. The purpose of these meetings is to give homeowners and the board an opportunity to discuss issues and share information of common and current interest.

Board President Tom Roth presided and opened the meeting by thanking attendees for their interest in the Association as indicated by their attendance. Teresa Underwood of Sterling Towne Properties was also present. Each of the five trustees reported on his respective areas of responsibility.

Treasurer Gordon Schutt reported that through December 31, 2006, the Association's total assets were \$37,854.70, including \$31,409.06 in the cash-reserve account. He reported that the clubhouse appraisal was recently reduced by Franklin County from \$650,000 to \$335,000. Coupled with two parcels of land which were deeded over to the Village, this will result in a \$6,400 reduction of the Association's tax bill for 2006.

Copies of each month's financial statements are available from Schutt or from Sterling.

President Roth reported the reduction of each homeowner's monthly assessment from the previous \$140 to \$120, effective January 1, 2007. He stated that the trustees expect this level to be continued in

2008; however, the subject will be reviewed in late 2007 and a decision made based on the financial health of the Association at that time.

Trustee and Chairman Urban Kraus reported on his contact with the New Albany Postmaster regarding rules for hardship mail deliveries to DC residents. This information is published on page 3 of this edition of the newsletter.

Trustee Barry Turner reported that the exterior trim at the clubhouse was painted last fall, the damaged mirror in the exercise room has been replaced and that repairs to the swimming pool and painting will be done this spring before the pool opening. Interior trim in the clubhouse will be painted and the carpeting is to be replaced (see story on this subject on page 3 of this issue). Access to the attic to service the AC/furnace units will be completed when a pull-down stairway is installed in the near future.

Trustee Wayne Hasty reported that Abbruzzese will handle lawn maintenance during the 2007 season and a separate contract for fertilizer and weed control applications has been signed with TruGreen-ChemLawn for the 2007 season. Abbruzzese will also handle snow removal (see page 2)

**Mark your calendar now for upcoming Dominion Club parties - don't miss all the fun...**

- ◆ The Social Committee will announce party dates in March...

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## *Quarterly Meeting Highlights (continued)*

this winter. Hasty reminded the group of the importance of filing an exterior modification application with Sterling for review by the Design Review Committee before a project is started.

Roth noted that bids have been received to paint and repair the white fences at the entrances to New Albany Links and the DC. Sterling is coordinating this work which will be accomplished this spring. Roth also reported that the trustees are enforcing handbook rules and notifying homeowners who are in violation. He thanked residents who have already taken corrective action. Following several questions and comments about the rules and administration of the violations procedure, Roth invited residents to contact him

regarding equitable enforcement and other matters regarding rules violations if they have questions or comments. He also reported on a recent letter from a homeowner seeking board input on several areas relating to the DC and plans for the next five years. A story on this subject appears below.

Sergeant Ed Burton of the New Albany Police Department talked to the group about home security, house checks and safety. He referred to the packet of information recently distributed to all residents to build awareness of these subjects. DC residents Bob White, Barney Butler and Fred Steinhaus are DC representatives to the Village's Block Watch program.

*Board Activity:*

*-\$6,400 reduction  
of the DCHA tax  
bill for 2006*

*- Reduced monthly  
fee from \$140 to  
\$120 effective  
January 1*

## *Help Invent the Future*

A recent letter from a homeowner to the DC board of trustees asked several questions regarding future plans for the Dominion Club, as well as the Village of New Albany community at large. Major points of the letter were shared at the open board meeting on January 18.

Briefly, the questions focused on three major areas: 1.) promoting the DC and its amenities to potential buyers to optimize opportunities for those trying to sell their homes; 2.) steps that the board and Sterling (as our management company) might take to assure that the values of our homes are maintained; and 3.) proactive involvement by homeowners in the Village's plans for its schools, taxes, and community/commercial/industrial development over the next five years. A related concern on the third point is the potential impact of such developments on DC

homeowners.

The trustees agree that the subjects and issues raised in the letter are worthy of DC homeowner attention and encouraged residents to stay informed through the local newspaper and through other communications. Residents are encouraged to share ideas they may have on the above subjects with any trustee. Such feedback and input will be helpful to the trustees in determining future actions in support of suggested initiatives.

As a response to item #1, the board has requested the communications committee to create a fact sheet describing the DC and its amenities for distribution to the real estate community. The goal is to raise awareness of the Dominion Club and its status as a 55 -and -over community.

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## *“Hardship” Mail Delivery Explained*

The following information regarding "hardship delivery" of U. S. Mail to Dominion Club homes is provided in response to a request from a Dominion Club homeowner. Trustee and Board Chairman Urban Kraus obtained this information in a conversation with Beverly Bear, New Albany Postmaster, and a follow-up letter from Bear with key excerpts below.

"Each request for a hardship delivery is handled on a case-by-case basis and must be submitted in writing, detailing the person's physical condition that makes retrieving the mail from the (curbside) mailbox impossible," Bear wrote.

Her letter further noted, "While we do not request a diagnosis, we do request specific information so that it may be evalu-

ated (i.e., broken leg, paralyzing stroke, etc.) rendering the customer incapable of walking. This must also be documented by a statement from the customer's physician which must be detailed to include the exact reason for the physical restrictions that make it impossible to retrieve the mail from its current location." She emphasized that the key words in the physician's statement are "impossible to retrieve."

She also noted that if the condition is temporary (such as a broken leg) the date that regular delivery may be resumed must be included. The request and documentation must be directed to Postmaster Bear's attention. This is followed by an investigation to verify the information and then submitted to the district office for final approval. The postmaster's telephone number is 855-7139.

*Contact the New Albany Postmaster to arrange for "hardship" mail delivery*

## *Help Select the New Clubhouse Carpet*

The Dominion Club Board of Trustees has approved the replacement of the original (and present) carpeting in the clubhouse. Samples of two color choices are available at the clubhouse for viewing by homeowners who will also have the opportunity to indicate their preference on an accompanying "ballot." . The carpet is of a medium level commercial grade, and given the present usage level of the

clubhouse its estimated useful life should be 8 to 10 years. The present carpet has been in place approximately 6 years. The samples will be available at the clubhouse until February 12. All homeowners are encouraged to check out the carpet and indicate their choice. Plans are to install the new carpet this spring. Interior trim and the ceilings at the clubhouse will also be painted this spring.

*Help select the new clubhouse carpet - samples are on display in the clubhouse until February 12*

## *Community Note...*

**Stitch-n-Time**—The needlework group meets at the DC clubhouse on the second and fourth Mondays of the month at 7 pm.

There are knitters, quilters, and cross-stitchers working on various projects. Dig out that unfinished item and come join us.

DCHA Board

Urban Kraus Chairman 855-1967 <a href="mailto:Ukraus@insight.rr.com">Ukraus@insight.rr.com</a> Legal and Administration committee
Tom Roth President 855-3290 <a href="mailto:troth@insight.rr.com">troth@insight.rr.com</a> Rules, Enforcement, and Changes Committees
Barry Turner Vice-President 855-9554 <a href="mailto:barry.turner@sbcglobal.net">barry.turner@sbcglobal.net</a> Clubhouse & Pool, Social, and Maintenance Committees
Gordon Schutt Treasurer 855-9046 <a href="mailto:gordonschutt@aol.com">gordonschutt@aol.com</a> Audit & Planning Committee
Wayne Hasty Secretary 855-3468 <a href="mailto:Whasty4703@aol.com">Whasty4703@aol.com</a> Landscape & Snow Removal, Design Review, and Communications Committees
Sterling Representative Teresa Underwood 781-0055 <a href="mailto:teresau@tp1.com">teresau@tp1.com</a>

## Power Washing Source Available; Coordinator Needed

With the arrival of spring around the corner (hopefully!), several residents are already planning to power wash the exterior of their homes and have expressed interest in determining if a discounted price might be available through a group or multi-home contract. Trustee Barry Turner is familiar with a contractor who does this type of work and has information which he will be happy to share with interested residents. He can be reached at 855-9554 or at [barry.turner@sbcglobal.net](mailto:barry.turner@sbcglobal.net).

There continues to be a need for someone in the DC to coordinate such group-buy initiatives (including projects like driveway sealing, mailbox/light post painting, house painting, irrigation system servicing, etc.) in order to achieve cost savings for homeowners. If you are interested in volunteering to coordinate some or all of these support services, any of the trustees will be happy to talk with you.

## State Library of Ohio

Founded in 1817, the State Library of Ohio was established to provide research and information services to state government. In 1895 it opened its collection to the citizens of Ohio. It has grown to a collection of more than 2 million books, journals, newspapers, and government documents.

Library staff can help you find additional resources.

Services and resources include Federal and State documents, genealogy, talking book services, internet classes, and research services.

Through the State Library's on-line catalog, you can search for and request books or other information resources held by the State Library. The on-line catalog is available 24/7 from any Internet accessible computer. You can place requests, check on the status of your requests, or renew your books from the comforts of your home. State

Apply for a library card on-line—the service is free (your tax dollars at work!) at:

<http://winslo.state.oh.us>

The State Library of Ohio is located at:

274 East First Avenue  
 Suite 100  
 Columbus, OH 43201  
 (614) 644-1532



**If you have contributions for the newsletter or something to communicate to the Dominion Club community, contact a member of the Communications Committee:**

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