

Dominion Club News

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October DCHA Meeting

The Dominion Club biannual open meeting was held at the Clubhouse the evening of October 21, 2010.

Board members present included Jim Burt, Alex Campbell, Dave Ewing, Sue Stradley and Tom Gyurko. Becky Colburn represented Town Properties. Thirty-four residents attended.

Dave Ewing opened the meeting and reported that open meetings will now be held twice a year – April and October. He thanked all the Dominion Club volunteers past and present who make the Dominion Club the nice place to live that it is. Sue and Rick Stradley have sold their home and will be moving to Florida Oct. 31.

Next the board election was held to fill three, two year trustee terms. Dave Ewing, Jack Greene and Jack Schmidt self-nominated for the vacancies. There being no nominations from the floor they were unanimously elected as members of the Dominion Club Home Owner's Association board.

Dave Ewing reported that two year contract extensions have been negotiated for lawn care, snow plowing and lawn chemical treatment. Lawn care cost is reduced by 2%. The other contracts are the same as 2010. The Towne Properties contract was extended at the same 2010 rate.

Jim Burt reported that few rule violation notices have been issued.

The value of the notification process is to make residents aware of the rules. Jim encouraged all to be familiar with the Dominion Club Handbook.

Three homes recently sold have received age 55 plus waivers. Two of the owners are within two years of age 55 and the third will be occupied by a couple over age 55.

Tom Gyurko reported the pool was well used this past season. He thanked the Sunday pool testers for their help. In the spring the pool will be painted (it has been 5 years) and the filter replaced.

Sue Stradley reported that our income and expenses are on target with the exception of the snow removal costs. The reserve fund will be \$41,649 by year end 2010 which is just \$2000 under the goal set by the reserve study.

She explained the budget for 2011 which has the same expense and income bottom line as last year's budget (\$149,760). The monthly home owner's fee will stay at \$130 per month.



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

◆ Holiday Party, Dec 10



Turn back clocks 1 hour at 2 am Sunday November 7

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DCHA Meeting Questions

It is a tradition at Dominion Club open meetings to have a Q. & A. This meeting we had three questions from residents.

Q. Who is responsible for the maintenance of the white fences along our property line?

A. Many of us have noticed the fence on New Albany Road East, alongside the Club House, looking a little worn this past summer. It took Becky Colburn, Towne Properties manager, many phone calls to nail down this question. It turns out the New Albany Links Master Home Owners Association is responsible for the white fences. (This is the association to which each home owner pays \$200 a year.) Becky will be working with the Master Association to get the fences properly maintained.

Q. Who is responsible for mowing the moguls east of Camden Drive?

A. This property was deeded to the city and they are responsible for mowing. The moguls are part of the landscape architecture of New Albany Links and are intended to grow wild with only occasional mowing a few times a year. Jack Greene will investigate this issue with the city to determine their mowing schedule and if it should be mowed more often.

Q. What is the status of the maintenance of Lark Lane?

A. Thanks to an inquiry to the city from resident Charlie Evranian, Mark Nemec, New Albany Director of Public Service, wrote the following:

"We appreciate your recent inquiry regarding the Village's future plans to pave Lark lane. As the residents in the area are already aware, construction traffic did damage many concrete panels during the home building process for the residential units that back onto this Alley. However, these sections were replaced by the developer's contractor after the homes were

complete. We have continued to monitor the condition of the Alley and have made further repairs to cracks and panel failures. We do believe the long term solution to maintain the structural integrity of the roadway is to place an asphalt cap over the concrete surface, however the cost associated with completing this improvement is estimated at \$35,000.00.

Funding for street maintenance projects is limited by revenue collected from gasoline and license plate taxes, therefore we must prioritize our roadway repairs based on a ranking system. To guide us in this process a pavement study is conducted to evaluate each street in the Village and rate them based on their condition (poor, fair, good, excellent). From this analysis Lark Lane was rated as "good" regarding its structural stability and surface distresses. While we realize that its ride ability is not as smooth as other streets in the neighborhood, it should be noted that the speed limit requirements for Alleys is 15 mph so this should be less of a concern.

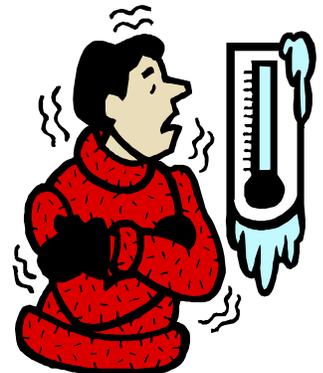
Currently, Lark Lane is not on the list of streets scheduled for repair in the Village's 2010 Street Improvement Project. However, I will reevaluate the pavement come this spring and determine if it can be included in the 2011 Village Street Maintenance Program.

I will be in contact then, so please let me know if you have any further questions."

Contact Information:

Mark Nemec
 Director of Public Service
 7800 Bevelhymer Road
 P.O. Box 188
 New Albany, OH 43054
 phone 614.855.0076
 fax 614.855.8585

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Black & White Dinner Party

Friday, October 22, was the Black and White Dinner Party at the Dominion Clubhouse. Fifty-eight neighbors enjoyed this delicious dinner catered by Mike Davis of the Sunny Street Café in New Albany. Donene Bradshaw made the cake for dessert.

After dinner most people stayed to watch a classic 1936 Black and White Movie called "Shall we Dance." It starred Ginger Rogers and Fred Astair. Popcorn for the movie was provided by Fred & Janet Steinhaus.



Meet the New Board Members

New DCHA board members were elected at the annual business meeting on October 21.

Jack Greene resides at 7049 Camden Drive with his wife, Thelma. Jack has had extensive experience, having served on three former home owner association boards in Florida. Two of those were 55+ communities. Jack and Thelma have 6 children (in Ohio, Georgia and California), 13 grandchildren and 1 great grandchild. Both worked for Ohio Bell Telephone Company, retiring in May, 1986. Jack's hobby is working in his yard, which isn't surprising, considering the meticulous appearance of his flowers, shrubs and grasses. Jack and Thelma enjoy volunteering at various charities. Jack says he has been impressed with the appearance of the Dominion Club properties, and attributes that to the rules that govern our association. As Chairman of the board, Jack will chair the Rules Committee & Enforcement, as well as the Design and Review Committee.

Jack Schmidt lives at 6946 Joysmith Circle with his wife, Becky. Jack has lived locally in Worthington Hills, Westerville and Gahanna, as well as Hilton Head. Jack has college degrees from a College in Indiana, as well as The Ohio State University, majoring in Industrial Design and Industrial Technology. Jack started his own business in 1975, and continues in building construction and cabinet making. His hobby is wood working, with an interest in golf when time permits. Becky taught in the Worthington School System for 30 years.

The Schmidts have two daughters living locally. Jack is impressed with the pride seen in the care of homes and yards at the Dominion Club. He wishes to see this maintained in the future. Jack will be responsible for the areas of the DC club-



house and pool maintenance, as well as overseeing the library at the clubhouse.

Dave Ewing lives at 6935 Joysmith Circle with his wife, Mary Lou. Dave will continue as President of the Board, with primary responsibility for Lawn Care and Snow Removal. He will continue to chair the monthly board meetings and the semi-annual Business Meetings (which replace the four quarterly meetings). Dave works diligently in budget matters, negotiating with contractors for lawn care and snow removal. Another two years on the board are the reward for doing such an excellent job as President.

The board recently appointed Tom Roth to serve a year as Treasurer, completing the last year of Sue Stradley's term. Sue resigned her position because she and Rick were moving to Florida. Tom, who lives at 6934 Joysmith Circle with his wife, Janet, has served on the board in recent years and brings to the table vast management experience. Our thanks to Tom for his willingness to serve again. We all wish him well as he heals from recent knee surgery.

Veterans Day November 11



A Big Thanks for Jobs Well Done

As their terms on the DCHA Board of Trustees finish, we express our deepest thanks to Alex Campbell, Tom Gyrko and Sue Stradley. Alex did an admirable job as Secretary of the board, keeping written records of meetings and overseeing the Communications Committee and the Website. Our thanks to Alex's Communication Committee members for an enormous effort producing the DCHA Newsletter.

Tom Gyrko has been responsible for the pool and clubhouse maintenance, and has done an excellent job in that area. Numerous projects have been supervised and completed during Tom's tour of duty. Tom has quietly and efficiently solved a lot of problems that have arisen in his area of responsibility. Tom wishes to thank the many people who have volunteered each year to assist with spring cleaning and planting at the clubhouse and pool area. It is an extension of pride



we all take in our community, for which we give a big THANK YOU.

Sue Stradley has completed a year as Treasurer for the DCHA. She has been a liaison with the Towne Properties Management Company, keeping the board and members informed concerning budget management and any problems related to income and expenditures. She has demonstrated great depth in financial management skills, and will be greatly missed. Thank you, Sue, for a job well done.

"Thanks to all the members of our community who have volunteered their time to make our neighborhood a little bit better"

Saying Goodbye to Rick and Sue Stradley



Rick and Sue Stradley left the Dominion Club at the end of October to take up residence in The Villages Florida, which is a retirement village. The Stradleys moved here in July of 2001, the seventh residents to settle here at the Dominion Club. They were very active in the Party Committee, contributing to planning and decorating responsibilities. Sue enjoyed working in this area, and commended John

and Donene Bradshaw for their untiring efforts to keep our community in touch with one another. We all second Sue's commendation for the Bradshaws. Sue said that living here was such a nice experience, and thanked everyone for the warmth shown to them.

Sue and Rick truly will be missed. Their involvement in Dominion Club activities demonstrated their commitment and love for this community. The Villages Florida is very fortunate to be recipients of such dedicated residents. For those of you who would like to keep in touch with the Stradleys, Sue has provided the following data.

Rick and Sue Stradley
1322 Hollyberry Place
The Villages, Florida 32162
Cell phone: 614-325-6732



Third Annual Golf Scramble

Nelson Merrell again organized the Third Annual Golf Scramble at the New Albany Links golf Course on Thursday, October 28, 2010. Twelve golfers were divided up into three teams to participate in this event, based on their handicap.

The entry fee this year was \$25 per person. The winning team (B) split the cash prize of \$160. Second prize of \$100 went to team A & C, as it was a tie. The longest drive on holes # 4 and 14 earned the winners \$10 each. Also, a \$10 prize went to the closest to the pin on # 3 & 16.

Winner longest drive on # 4 was Urban Kraus

Winner longest drive on # 14 was Bob Hire

Winner closest to the pin on # 3 (No Winner)

Winner closest to the pin on # 16 Chuck Miceli (won \$20)



Team B WINNER

Butch Whaley

Jim Roche

Nelson Merrell

Dave Kretschmaier



Team A tie for 2nd

Dave (Coach) Ewing

John Bradshaw

Bob Hire

Urban Kraus



Team C Tie for 2nd

Don Thacker

Chuck Miceli

Bob Kunovich

Hiram McCoy

Busy November for Yard Care

The 2010 Fall Maintenance Schedule indicates a busy November is in store.

Dead Spots in the Lawn—Now that the fall rains have come, home owner's can easily tell where their damaged lawns will be coming back and where there are dead spots. Shawn Cramer our TruGreen manager recommends homeowners do over seeding of the dead spots. The seed should be a mix of Kentucky bluegrass, Perennial Rye and/or Turf Type Tall Fescue. Rake the seed into the lawn after seeding. It can be done any time since it will probably not germinate until spring time. He also pointed out that TruGreen is doing a granular fertilization which will help the lawns recover especially after the recent aeration.

For a nominal charge TruGreen will do the over seeding. If you need TruGreen's help contact Shawn Cramer at (614) 431-4983.

Last Front Bed Pruning—The last pruning of shrubs will take place just before mid-November.

Lawn Mowing—The final lawn mowing of the year will be done about the same time as the clean-up activity mentioned above.

Snow Stake Installation (Your Warranty Protection) - While S N O W is a four-letter word, we have to bring it up here. Soon after the final lawn mowing, the crews will install the reflective snow stakes along the driveways of those who are not on the NO PLOW list.

Reminder—Our damage warranty and liability claims are founded on the stakes the contractor uses to mark the paths of the driveways. They are the basis of any timely damage claims we may make after a snow removal job. ***It is imperative that damage claims are made within 72 hours after a snow removal job.*** Claims for damage afterward will not be honored.

Also, if you are "house watching" for an absent neighbor, please remember to check their property for damage as well. Damage claims may be reported to Dave Ewing, ewing_david@sbcglobal.net or 933-9017. Prompt reporting is appreciated, as claims will then be surveyed and noted for future repair, if needed.

Also, before the first snow, you may wish to remove any garden hose reels, flower pots, or other items close to the driveway, so as not to be accidentally caught by the snow blowers.

No Plow List—Those who were on the NO PLOW list last year will remain on the list unless we are notified otherwise. We need to know if you wish to be removed from the NO PLOW list before the staking is done and before a snowfall occurs.

NO PLOW means the driveway of those requesting NO PLOWING will not be plowed. However, ALL DC SIDEWALKS are cleared for safety reasons.

Ice Hazard—We **do not salt** icy surfaces, except the clubhouse parking lot. Salt application is up to the property owner, due to the potential liabilities caused by cracking and chipping that salts can cause on our concrete sidewalks.

A good alternative to salt for traction purposes would be a thin layer of Paver Base type of sand. Although it's "dirty", it provides good traction and doesn't harm the concrete. It can be washed or hosed-off in the spring. Pure sand (the Playground kind) can still permit slippage.



"It is imperative that damage claims are made within 72 hours after a snow removal job"



The Blizzard of Feb '10 dropped lots of snow in New Albany

DCHA Board
<p>Jack Greene Chairman 855-4424 grnjck75@aol.com Rules, Legal & Administration, Design Review committees</p>
<p>Dave Ewing President 933-9017 Ewing_david@sbcglobal.net Mow & Snow Removal Committee</p>
<p>Jack Schmidt Vice-President schj46@yahoo.com Clubhouse & Pool, Social, and Maintenance Committees</p>
<p>Tom Roth Treasurer 855-3290 troth@insight.rr.com Audit & Planning Committee, Rep to Master Association</p>
<p>Jim Burt Secretary 933-9755 burtjames5@gmail.com Communications Committee</p>
<p>Towne Properties Representative Becky Colburn 781-0055 beckyc@tp1.com</p>

Community Notes...

Stitchery—The DC stitchery group will meet on Monday, November 8 and 22, at 7 pm in the clubhouse. Join us!

Mah-Jongg—Meets in the clubhouse every Wednesday between 6:30 -11:00 pm, new players welcome!

The Dominion Club Women's Bible Study—Meets in the clubhouse each Thursday, 10:00 to 11:30am. Contact Mary Lou Ewing, 614-933-9017 if you are interested in joining.

Don't Forget to Make Your Clock Fall Back—Overnight Saturday, November 6th to Sunday, November 7th, we change back to Eastern Standard Time—don't forget to set your clocks BACK one hour.

Meet Your New Neighbors—**Jim and Ann Hepburn** just purchased the property previously owned by Sue and Rick Stradley at 6914 Keesee Circle. Jim and Ann are moving here from Chattanooga, TN. They have family in the area.

Dave and Dawn Steinberg purchased the Home at 6944 New Albany Road East. They expect to move in within the next few weeks as they are doing some renovations.

Why not stop and visit with the new neighbors when you are out walking.

Thelma Greene of 7049 Camden Drive has broken her leg. We wish her a speedy recovery.



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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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Delivery Team: Tom Roth, Janet Schutt, Ron Stauffer, and Bob White

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855-6926

bradigan@insight.rr.com