

**FORTY RESIDENTS ATTEND OPEN MEETING;  
CHANGE TO STATUE/FIGURINE RULE FAILS**

Forty residents of the Dominion Club attended the quarterly open meeting on April 26 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 timely interest.

A proposal to change the DC handbook rule regarding placement of statues and figurines in the front planting beds was defeated. Although 39 votes were cast in favor of the change and 13 were cast in favor of no change, the rule regarding making changes to the handbook requires that 67% of the homeowners of record need to vote "Yes" for a change. There are 99 homes in the Dominion Club, therefore, 66 votes in favor were required for passage. One vote is permitted per household.

The existing rule regarding statues and figurines, which remains in effect, states, "None are permitted when visible from the street. (Statues are representation of a person or an animal carved in stone or wood, molded in a plastic material or concrete, or cast in bronze or the like. Figurines are a small ornamental figure of pottery or metalwork; statuette)

Homeowners heard reports from each of the five trustees who focused on their respective areas of responsibility. President Tom Roth presided. Highlights of the reports follow:

Gordon Schutt, Treasurer: As of March 31, the Association had total current assets of \$49,538.72, including \$32,696.23 in the cash reserve account. He reported that the Association is in good financial condition at this time.

Barry Turner, Clubhouse, Pool, Social and Maintenance: Replacement carpet has been installed in the clubhouse in recent weeks and the interior trim and ceilings have been painted. Pool repairs and painting are on schedule to be completed before the pool opens on Memorial Day weekend.

Wayne Hasty, Lawn Care/Snow Removal, Design Review, Communications:

Representatives of Abbruzzese and TruGreen-ChemLawn outlined plans for their respective companies during the coming season. The first application of pre-emergent weed controls, including crabgrass, and fertilizer was applied in early April. There will be four more fertilizer/weed control applications through the summer and fall months. The applications include grub control chemicals. Abbruzzese will mow and edge generally

on a weekly basis. The first shrub pruning is scheduled for late May to be followed by additional prunings later in the season.

Questions and concerns about lawn care and fertilizer/weed control applications should continue to be directed to Wayne Hasty at 855-3468 or to his email, [whasty4703@aol.com](mailto:whasty4703@aol.com) or to Teresa Underwood at Sterling Towne Properties, 781-0055.

Hasty announced that Sprinkler Doctor has been contracted to service the clubhouse irrigation system during the coming season. Also, the clubhouse irrigation system will be expanded in late May to include the turf areas around the swimming pool.

Urban Kraus, Legal and Administration: The board of trustees has taken a position in support of Article 8B (Use Restrictions) in the Special Warranty Deed that "one person 55 and over must occupy a house in the Dominion Club community a minimum of at least six months a year." It was also noted that properties in the Dominion Club may be rented or occupied on a lease to own arrangement so long as the rules, deed restrictions, and covenants are all observed.

Kraus also announced that DC Trustee Gordon Schutt has been nominated to represent the Dominion Club on the board of trustees for the New Albany Links Master Association. This will be effective when the Master Association board approves it.

Tom Roth, Rules, Enforcement and Changes Committee: Roth responded to several questions that were raised by homeowners in communications prior to the meeting.

Lamp Posts--not feasible, from cost and modification-required standpoints, to lower present height of all individual lamp posts in the DC community. Suggest that when a bulb needs changing that a "neighbor helping neighbor" approach be taken. Also, Sterling Towne Properties will change bulbs for a fee.

Property Tax Issues -- The DC board of trustees does not take formal positions on property or other community tax issues; however, it is suggested that individuals or groups within the community having an interest in such matters may pursue such activities.

Clubhouse Rental -- Rules governing such rentals are included in the DC Handbook and generally state that the clubhouse may be rented only by a resident and that resident must be in attendance at the event. A \$100 refundable deposit is required and a \$50 rental fee per event is also required.

East of Camden Drive Development and Lark Lane Repairs -- The east side of Camden Drive in the Links is owned by the Village of New Albany and is maintained (mowed and lawn managed, including fertilization/weed control applications) by the New Albany Links Master Association. Plans for

further landscaping development of this area is largely in the hands of the Village and the Master Association. Lark Lane upkeep; repairs and associated costs are the responsibility of the Village of New Albany. They are aware of our residents' concerns about the deteriorating condition of the roadway and the Village does check it periodically. For the present, the board will continue to remind the Village of the need to address this issue with an action plan in the foreseeable future.

Roth also reported that the board has approved the purchase of several additional tables and chairs for the clubhouse to enhance appearance and facilitate usage. Also a lending library of books will be established in the former office area. Bookcases and contributions of books are welcomed. A procedure for processing such contributions is being developed and will be communicated in the near future.

Two representatives of the New Albany Police Department addressed the meeting and underscored the importance of home security and safety and also reported that the village's new police headquarters has been completed. Residents are invited to an open house on May 12 from 9 a.m. to 4 p.m. Residents who are planning to be out of town were also reminded to notify the police who will check on properties during an owner's absence.

In a recent realignment/reapportionment of board responsibilities, Trustees Chairman Urban Kraus assumed additional responsibilities as chairman of the Dominion Club Design Review Committee, succeeding Trustee Wayne Hasty who continues as board secretary and chairman of the lawn care/snow removal and communications committees. Residents should continue to submit exterior modification proposals to Sterling Towne Properties as the first step in the review process. Questions about exterior modifications should be referred to Kraus.

### **SWIMMING POOL GATES KEY CHANGED TO MATCH CLUBHOUSE DOOR KEY**

Dominion Club residents are notified that, effective immediately, the keys to open the swimming pool gates have been changed to match the keys used to enter the clubhouse. "This change was necessary because the locksmith who originally sourced the pool gate keys is no longer in business. This was a special registered security key and the rights to it were not picked up by another locksmith. We were essentially left in a no-source situation regarding replacements or in the event of an emergency," said Barry Turner, vice president of the trustees.

Residents, who do not presently have a key to open the clubhouse, and now the pool gates, should contact Turner at 855-9554 to obtain one. Residents need to be extra vigilant in protecting and using these keys in order to preserve the safety and security of our clubhouse.

## **MAILBOX PAINTING UPDATE**

The arrival of spring brings with it the need to freshen up our properties, including the repainting or rehabbing of our mailboxes. A walk around the DC quickly reveals that a significant number of our boxes need attention. The board of trustees is currently researching the correct color of green. In recent years, several different shades of green have shown up on newly painted mailboxes. We have formulas for two shades that have been used from Sherwin-Williams. We are working with the store management to settle on a New Albany Links green that will be the approved color for mailboxes and lamp posts. The new formula and instructions for obtaining it will be published in the June newsletter. It is suggested that you delay painting until that information is obtained and communicated.

At least two DC residents have stepped forward since the open meeting and volunteered to paint mailboxes for those who are not physically able to do so. Contact information for this service will also be published in the June newsletter.

## **REMEMBER TO VOTE MAY 8**

Don't forget to exercise your American freedom by voting in the May 8 election. As we are all aware, a 2.34 mill bond issue that will raise \$34.2 million to meet growing facility needs of the New Albany Plain Local School District is on the ballot. The bond issue's annual cost, which is based on the Franklin County Auditor's appraised value of homes, is \$72 per \$100,000 of home value.

## **FIVE FOR-SALE DC HOUSES OPENED APRIL 29 FOR PUBLIC SHOWINGS**

Five houses currently for sale in the Dominion Club were opened for public tours on Sunday, April 29. An estimated 25 to 30 persons interested in the Dominion Club took the time to tour one or more of the houses between 1 p.m. and 4 p.m.

The clubhouse was also open for refreshments and tours. John and Donene Bradshaw and Mary Gregg Hasty provided cookies and a display board of DC social events was also on view. Resident Gail Merrell coordinated the event with the participating real estate firms who published a promotional advertisement and distributed direct mail pieces to age 55 -and -over mailing lists. "We hope that we built some awareness of our community and hopefully this exposure will plant some seeds and lead to future sales," said Merrell.

A fact sheet, about the Dominion Club, distributed at the open house is also available to current residents who may want to forward it to friends, acquaintances, and relatives having interest in moving to the Dominion Club. The sheets are available from trustee's secretary Wayne Hasty.

## **SEVENTY ATTEND SPRING COOK-OUT**

Seventy residents enjoyed hamburgers, brats and hot dogs during the Sixth Annual Spring Cookout at the DC Clubhouse on April 20. A Great selection of salads, side dishes and desserts were shared with the group.

Although the evening was a bit cool, several folks ventured outside to eat and inspected the progress on the pool cleaning and painting from inside the dry pool! Mark your calendars now for the pool party (complete with water) on June 8. Look for your iEvent invitation in the near future. Plan now to attend. Call John or Donene Bradshaw for more information.

Communications Committee: Wayne Hasty, Chair, 855-3468; John Bradshaw, 855-7074; Karen Collins, 939-0730; Chuck and Carol Miceli, 939-5689

Dominion Club Homeowners Association Board of Trustees: Urban Kraus, Chairman, 855-1967; Tom Roth, President, 855-3290; Barry Turner, Vice President, 855-9554; Gordon Schutt, Treasurer, 855-9046; Wayne Hasty, Secretary, 855-3468. Sterling Towne Properties Representative, Teresa Underwood, 781-0055.