

Dominion Club

News



Board Notes

The **Dominion Club Annual Meeting** of homeowners occurred on October 21.

Board president Chuck Stenger introduced Evan Pandell from VGL who replaced Doug Easton, at least temporarily, as our property manager.

Chuck reported that the clubhouse has serious rot in the wood areas outside around the west double doors. Some experienced neighbors will work to fix it, but the extent of the damage is not yet known.

The pool is 21 years old and is requiring more maintenance. Slow leaks were discovered in the square 90-degree corners. Pool experts say it is a design flaw in that such corners should be rounded rather than squared to provide the best strength against leaks. Since the pool was selected and installed by the property developer in 1999 there is not much that can be done. In the spring the pool corners will be sealed with fiberglass. There was a new heater installed this year and next spring a new chemical controller will be installed. His hope is to get four more years of use from the pool before considering possible replacement.

A rough estimated cost to replace the pool is \$100,000. Planning should begin to address this issue. A homeowner suggested establishing a pool committee for interested homeowners to participate in this process. Homeowners can contact Chuck at (614) 554-1005 or cstenger@insight.rr.com if they would like to be on the committee.

Food trucks were a large success this summer and will resume next spring. If homeowners want to suggest food trucks, please contact Chuck Stenger with your suggestions.

Mark Massarella made the treasurer's report. He reviewed the financial statements in a handout distributed to attendees (attached).

Highlights show a small loss so far this year for 9 months ended on September 30. This is not unusual and is not a major concern. He reviewed an analysis of expenditures this year on the pool totaling \$10,036.00. The clubhouse and pool are 21 years old and will be requiring more attention.

The board is not anticipating a monthly fee increase. However, the prospect of replacing the pool may result in an increase to the monthly fee. One possible scenario for raising \$125,000 to replace the pool would be to raise the monthly fee by \$20.00 for 5 years. Planning should begin to identify if the pool should be replaced, and if it should, how much it would cost.

Mike Young reported on the activities of the Design Review Committee and exterior modification requests. Most requests were mainly for landscaping, patios, patio replacement, and a front walk railing. He asks homeowners to follow the process. Since our homeowners are members of both the Dominion Club HOA and the New Albany Links HOA, they must submit two separate forms for external modifications. *Continued on page 2*

The forms are on our website: <https://www.dominionclub.org/forms> or you can get them from Evan Pandell, our property manager at VGL. You complete the forms and send them both the Evan. He will handle getting them through the review process for both HOAs. This process is described in the DC Handbook on pages 14-15, also on our web site.

Ken Hill reported on landscaping and snow removal services. Our previous contractor, Eddybrook, cancelled the contract last December citing insufficient manpower. The board scrambled to find a replacement to do landscaping and snow removal starting last December. It was a competitive process that boiled down to two contractors. The board selected Kirkbride for a one-year contract from January through December. They helped us out with snow removal last December and officially took over in January. Most of our homeowners have been satisfied with the service. There have been some issues with pruning expectations and mower problems like scalping, ruts, and mower turn scrapes, particularly on small lawns. Kirkbride has been responsive to correcting problems and committed to improving service.

Kirkbride is having the same problem as other contractors and many other businesses with finding, keeping, and training employees. The pandemic, the government incentives to stay home, and the federal government's disastrous delays with the worker visa program this year have made it worse. Evan confirmed that all lawn care companies working at VGL properties are having the same problems.

The main problem this season was the skunks digging for grubs. It affected 31 lawns. The board had included grub treatment in the contract requirements. Kirkbride does not do grub treatment unless they find a problem, so they didn't do it this season in May or June which is the usual time. The board was surprised that grub treatment had not been done. Kirkbride said they would fix the damaged lawns from grubs and mower problems by aeration and overseeding at no charge.

The board investigated getting grub treatment from another contractor but learned that it was too late in the season – grubs burrow lower to escape the winter cold – so it would be a waste of money to treat now. The best time for treatment is May or June.

The board voted earlier to approve a one-year contract for Kirkbride next year but excluding lawn treatment. Much like previous years, the board will return to two contractors, Kirkbride for landscaping service – mowing, pruning, mulching, and another company for lawn treatment – fertilization, weed control, grub treatment, etc. The board is considering bids now for lawn treatment and will select soon.

Evan Pandell discussed and demonstrated VGL's expanded web site. Homeowners will receive more information about it and instructions concerning how to use it later this year. It adds to its current capacity to accept monthly fee payments adding a capability to request home maintenance services at homeowner expense and serve as a place to access HOA documents and information like legal documents, handbook, clubhouse rentals, exterior modification process, guidelines for major repairs, newsletters, community calendar, and other information. *Continued page 3*

Election

There were two board positions up for election for two-year terms. No nominations were received by VGL as a result of the USPS mailing to all homeowners. John Bradshaw, chairman of the Nominating Committee presented two candidates.

Mike Young was appointed to the board earlier this year to finish Pat Ewing's term. Mike and Susie Young moved here from Hilliard after living there the past seventeen years. Mike is a partner/professional engineer with a local engineering firm and Susie retired from the medical field. They have two daughters in the Columbus area with five grandsons and one granddaughter, ranging in age from 22 to 12. Mike enjoys golf and is a 25-year high school volleyball official. Susie volunteers at Dublin Hospital and loves to bowl, play cards, and shop.



Rhonda Schwartz is an Executive Director of Internal Audit over Cybersecurity and a member of the Diversity, Equity & Inclusion committee. In the role, she is responsible for audit coverage of JPMC's Cybersecurity technology and has more than 30 years of technology, risk, controls and audit experience at global financial services and local organizations. Additionally, Rhonda has experience with social media, including Facebook, LinkedIn and website design.

Rhonda and Doug (Dodson) moved here in April 2020 and since then they have enjoyed getting to know the neighbors and attending social events.

Rhonda has a daughter and a son as well as five grandchildren ranging from 5 to 17. When not working, Rhonda enjoys spending time with family and friends, traveling, playing pickleball and golf.

There were no nominations from the floor. The candidates were elected by acclamation.

Rhonda Schwartz will be replacing Bob Radigan on the board as secretary. Thanks to Bob Radigan for 7 years serving on the board.

Bob Morrissey will be replacing John Bradshaw as chairman of the Nominating Committee. Many thanks to John Bradshaw for many years of service!

Holiday Party

The Social Committee invited homeowners to attend a **Holiday Party on December 3** from 6-9:30pm at the **New Albany Links Clubhouse**. Amazing appetizer table, elegant buffet dinner, and entertainment provided. Cash bar and wine provided at table. **Cost is \$35.00 per person.**

RSVP and pay by November 20 to Phyl Morrissey, Leisa Hartman, or Carol Bertolini.

Pet Parade

Homeowners had an opportunity to parade their pets on Sunday, October 31. 16 dogs and a cat signed up to strut their stuff. The pets paraded past the judges in front of the Dominion Clubhouse. Bob Morrisey and Gail Belair judged the pets.

The categories were:

Prettiest Pet Costume won by Lucy Solove and Nicky Massarella

Best Halloween Theme costume won by Tate Miceli

Most Creative Costume won by Ashes Stenger

Lila was the brave cat that entered the pet parade surrounded by all the dogs. She is the grand cat of Tammy Cramer. Her daughter, Bethany owns the cat.

Thanks to Linda Stenger, Lynda Hill, Lynn Noles, Leisa Hartman and Phyl Morrisey for keeping pets at bay and taking pictures and to Myra Littleton for organizing it!

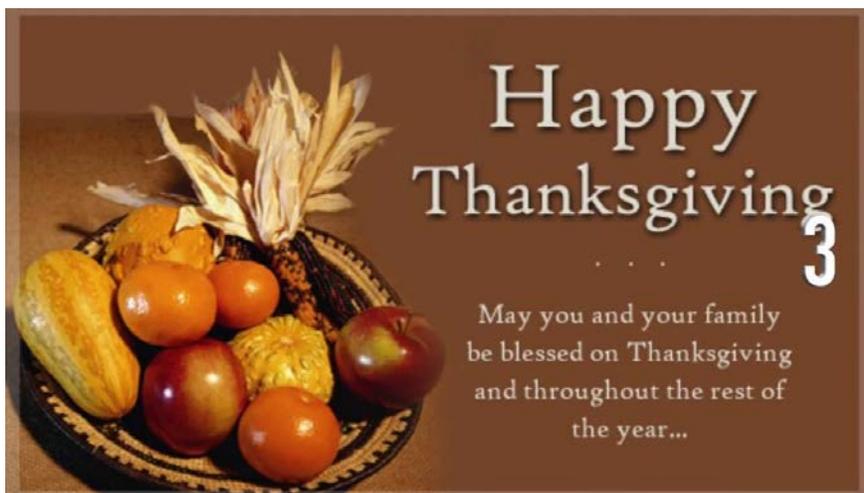


Be Alert for Deer on the Roads

New Albany Police would like to remind motorists of the increase in deer-related traffic crashes this time of year. Since 2016, statistics from the Ohio State Highway Patrol show there were 100,672 deer-related crashes on Ohio's roadways. Nearly half of those crashes (47%) occurred in October, November and December.

"It can be easy to get preoccupied with thinking about work, family and our busy lives when driving, but please take the time to slow down and look for deer," said New Albany Police Chief Greg Jones. "If you see one, remember there are likely others nearby. This is especially true at dawn or dusk when deer are more active."

There have been three deer-related crashes in New Albany so far in 2021. NAPD reported 16 crashes in 2019 and 18 in 2020.



**Dominion Club at New Albany HOA
BALANCE SHEET
As of September 30, 2021**

ASSETS

CURRENT ASSETS

1105-Alliance-OP xx8113	\$ 57,123.68
1110-Advances	500.00
1111-Alliance-RES xx2939	32,184.92
1112-Alliance-CD xx9344 11/15/21	<u>25,530.37</u>

Total Current Assets \$ 115,338.97

TOTAL ASSETS \$ 115,338.97

LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

ASSOCIATION EQUITY

YEAR-TO-DATE Net Income	(3,342.61)
Retained Earnings-OP	<u>118,681.58</u>

Total Equity \$ 115,338.97

**TOTAL LIABILITIES AND
EQUITY** \$ 115,338.97

Dominion Club at New Albany HOA

ACTUAL vs. BUDGET

INCOME STATEMENT

	1 Month Ended		Variance	9 Months Ended		Variance
	09/30/21	09/30/21		09/30/21	09/30/21	
	Actual	Budget		Actual	Budget	
REVENUE						
5110 - Fees-Operating	\$ 14,155.00	\$ 12,000.00	\$ 2,155.00	\$ 115,335.00	\$ 108,000.00	\$ 7,335.00
5112 - Community Bldg Inc	0.00	0.00	0.00	250.00	0.00	250.00
5113 - Legal Fees	115.00	0.00	115.00	115.00	0.00	115.00
5120 - Late Fees	0.00	0.00	0.00	105.00	0.00	105.00
5130 - Interest Inc-OP	1.20	0.00	1.20	15.51	0.00	15.51
5111 - Fees-Reserve Funding	500.00	500.00	0.00	4,500.00	4,500.00	0.00
5135 - Interest Inc-RES	2.62	0.00	2.62	24.52	0.00	24.52
5140 - Interest Inc-CD	13.01	0.00	13.01	114.71	0.00	114.71
TOTAL REVENUES	\$ 14,786.83	\$ 12,500.00	\$ 2,286.83	\$ 120,459.74	\$ 112,500.00	\$ 7,959.74
EXPENSES						
UTILITIES						
6110 - Electric	\$ 244.68	\$ 240.00	\$ 4.68	\$ 1,300.45	\$ 2,160.00	\$ (859.55)
6120 - Gas	121.00	160.00	(39.00)	833.34	1,440.00	(606.66)
6130 - Water/Sewer	0.00	230.00	(230.00)	1,632.40	2,070.00	(437.60)
6140 - Television/Cable	0.00	0.00	0.00	141.90	0.00	141.90
TOTAL UTILITIES	365.68	630.00	(264.32)	3,908.09	5,670.00	(1,761.91)
LAWN & GROUNDS MAINT						
6210 - Grounds Contract	\$ 10,011.01	\$ 6,400.00	\$ 3,611.01	\$ 60,066.06	\$ 51,200.00	\$ 8,866.06
6220 - Grounds Maintenance	0.00	1,800.00	(1,800.00)	915.00	12,000.00	(11,085.00)
6260 - Trees/Shrubs	0.00	100.00	(100.00)	0.00	200.00	(200.00)
6290 - Irrigation Maint	0.00	375.00	(375.00)	0.00	1,050.00	(1,050.00)
6610 - Snow Removal	0.00	0.00	0.00	17,396.19	13,000.00	4,396.19
TOTAL LAWN & GROUNDS	10,011.01	8,675.00	1,336.01	78,377.25	77,450.00	927.25
BUILDING MAINTENANCE						
6310 - Building Maint-Interior	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,266.00	\$ 1,200.00	\$ 1,066.00
6311 - Building Maint-Exterior	0.00	0.00	0.00	1,103.12	500.00	603.12
6312 - Custodial Labor	208.52	200.00	8.52	1,148.79	1,800.00	(651.21)
6313 - Custodial Supplies	0.00	5.00	(5.00)	313.51	45.00	268.51
TOTAL BUILDING MAINT	208.52	205.00	3.52	4,831.42	3,545.00	1,286.42
POOL						
6520 - Pool Contract	\$ 1,320.93	\$ 0.00	\$ 1,320.93	\$ 4,514.41	\$ 7,000.00	\$ (2,485.59)
6540 - Pool License	0.00	0.00	0.00	359.00	300.00	59.00
6545 - Pool Other Exp	0.00	0.00	0.00	4,886.27	0.00	4,886.27
TOTAL POOL	1,320.93	0.00	1,320.93	9,759.68	7,300.00	2,459.68
ADMINISTRATIVE						
6720 - Management Fees	\$ 875.00	\$ 875.00	\$ 0.00	\$ 7,875.00	\$ 7,875.00	\$ 0.00
6730 - Legal/Acctg Fees	0.00	165.00	(165.00)	870.00	1,485.00	(615.00)
6740 - Insurance	0.00	215.00	(215.00)	1,915.00	1,935.00	(20.00)

Dominion Club at New Albany HOA ACTUAL vs. BUDGET

INCOME STATEMENT

	1 Month Ended		Variance	9 Months Ended		Variance
	09/30/21	09/30/21		09/30/21	09/30/21	
	Actual	Budget		Actual	Budget	
6745 - Real Estate Taxes	0.00	0.00	0.00	11,295.07	11,000.00	295.07
6910 - Off Exp-Supplies	0.00	0.00	0.00	10.21	0.00	10.21
6920 - Off Exp-Admin	0.00	0.00	0.00	260.66	0.00	260.66
6930 - Off Exp-Postage	62.12	5.00	57.12	93.81	45.00	48.81
6940 - Off Exp-Copies	61.20	5.00	56.20	106.16	45.00	61.16
6990 - Reserve Contribution	500.00	500.00	0.00	4,500.00	4,500.00	0.00
TOTAL ADMINISTRATIVE	1,498.32	1,765.00	\$ (266.68)	26,925.91	26,885.00	\$ 40.91

OTHER EXPENSE

TOTAL CASH OUT \$ 13,404.46 \$ 11,275.00 \$ 2,129.46 \$ 123,802.35 \$ 120,850.00 \$ 2,952.35

NET INCOME (LOSS) \$ 1,382.37 \$ 1,225.00 \$ 157.37 \$ (3,342.61) \$ (8,350.00) \$ 5,007.39

**Dominion Club HOA
Clubhouse & Pool Expense Analysis
January 1 thru September 30 2021**

Irrigation repair	175
hose bib on water line	100
concrete repair	700
Flower installation	215
Deduct meter service call	214
inspect fire exting	152
Backflow repair	1,359
replace A/C filters	112
install new deduct meter	1,020
repair light pole	261
2 pole lights	341
signage	501
Pool heater & supplies	4,886
Total	\$ 10,036