

Board Notes

The DCHA Board has been considering the dilemma caused by the coronavirus pandemic and the requirements of the association's governing documents concerning the annual meeting of homeowners and board elections. **The board is required to schedule an annual meeting of homeowners on the 3rd Thursday in October.** Activities at the meeting include electing members of the board. **These activities are expected to be done in person.** When the governing documents were written in the late 1990s, email, websites, and online technologies were largely non-existent.

The DCHA governing documents are those that are part of the deeds to homes and were included in the pile of paperwork new homeowners receive during "closing" for the purchase of their home. Specifically, they are:

- Bylaws (Code of Regulations) of the Dominion Club at New Albany Links Homeowners' Association, Inc.
- Special Warranty Deed
- New Albany Links Declaration of Protective Covenants, Conditions, and Restrictions

The full text of these documents can be found at the DCHA website:

<https://www.dominionclub.org/rules--regulations.>

The State of Ohio's regulations concerning the coronavirus prohibit in-person meetings of 10 or more people and always require masks and maintaining social distance of 6 feet between people.

These requirements effectively make it impossible for the board to schedule and conduct the required annual meeting and related activities - the board's dilemma. All Ohio HOAs face this dilemma.

To find a solution, the board consulted VGL, our property management company, and our attorney, Kaman & Cusimano (they serve hundreds of Ohio homeowner associations). The best solution they recommend is to amend our governing documents.

The board is proposing for approval by homeowners an amendment that will enable the Association to send notices electronically, permit homeowners to vote by mail-in and electronic ballots, and allow virtual Association meetings. Many HOAs across Ohio are making such amendments.

*New Newsletter
Format
We hope you
like it!*

Last week, VGL mailed a cover letter, ballot, and stamped return envelope via US mail describing the amendment process and the provisions of the amendment to each homeowner. The board is required by the governing documents to use a physical ballot sent to each homeowner to make amendments.

The rules require 67% of Dominion Club homeowners to vote for the amendment for it to be adopted. Each home or lot can cast one vote even if there are multiple people involved in actual ownership - one lot, one vote.

Whether you are in favor of or against the amendment, please sign, date, and return the Ballot to our property management company, Vaughan Group, Ltd. (VGL), in the addressed, stamped envelope included in the mailing package.

The Board would appreciate a prompt response so it can determine if and how the annual meeting and election requirements can be done.

Board Election

This year there are 3 board positions available for election. If you are interested in volunteering to serve on the board, please contact our Nominating Committee chairman, John Bradshaw, for details at 614-581-5081 or Johnbradshaw1@hotmail.com.

Details concerning the election will be provided after the amendment voting is concluded.

Hole in One



On July 21, John Bradshaw had his second hole-in-one on number 8 at New Albany Links. His first one was 18 years ago on number 16. Of course he got to buy drinks for all the golfers who play on Tuesday in the Dominion Golf League.

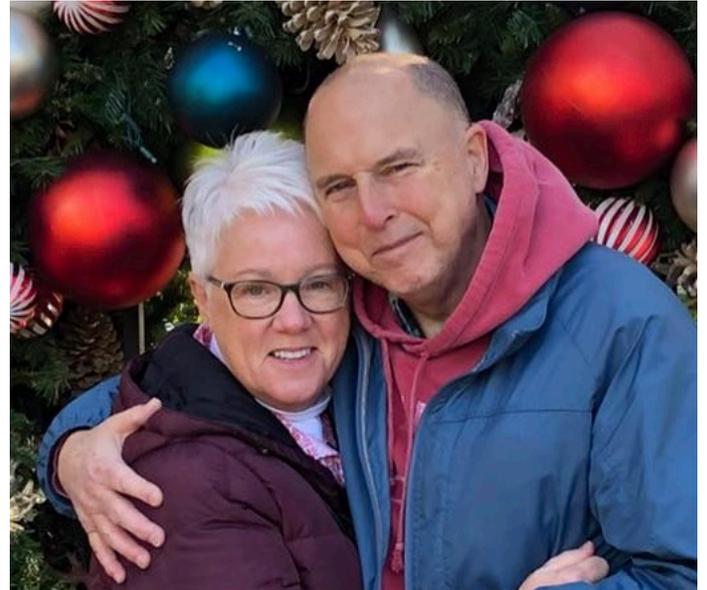
On Wednesday, July 29 Coach (Dave) Ewing had a hole-in-one on number three at New Albany links. This was his sixth hole in one. Most of his have been at New Albany links and so was this last one. He also got to buy drinks at the New Albany links pub.



Know Your Neighbors

by John Bradshaw

The Cramer's moved into 7059 Camden Drive in August. **Kerry and Tammie Cramer** both grew up in western Pennsylvania, got married in 1978, and moved to Columbus for Kerry to further his education at OSU. Kerry received his Doctorate of Educational Theory and Practice and Library Science degree, and was the New Albany elementary school librarian for 35 years. The library was even named The Dr. Kerry Cramer Library! Tammie pursued a nursing degree at Otterbein University, and was a RN at Ohio State Wexner University Hospital for 30 years. She was a labor and delivery nurse for 17 years, then worked at the James Cancer Hospital, and finished up her last four years at the Stephanie Spielman Breast Center.



They have two daughters. Bethany is married to Bill and lives in Lewis Center, OH. They have two grandchildren, Will and Tessa. Brianna is married to Calen and they live in NYC. They have two grandchildren to be proud of, Charlotte and Henri.

Upon retiring, Kerry has continued to share his love of books by reading to elementary students at Gahanna and New Albany. He has been a writer of poetry his whole life, and his first book is close to being published.

Tammie loves crafting. Counted cross stitch, knitting, and scrapbooking are her favorites. She is part of a ministry making shower bags for breast surgery patients, volunteers every week at Victory Ministries (food pantry in Whitehall), and is the nurse every month for a GYN clinic.

They enjoy traveling, and have been fortunate to see many parts of our beautiful world!

Welcome!

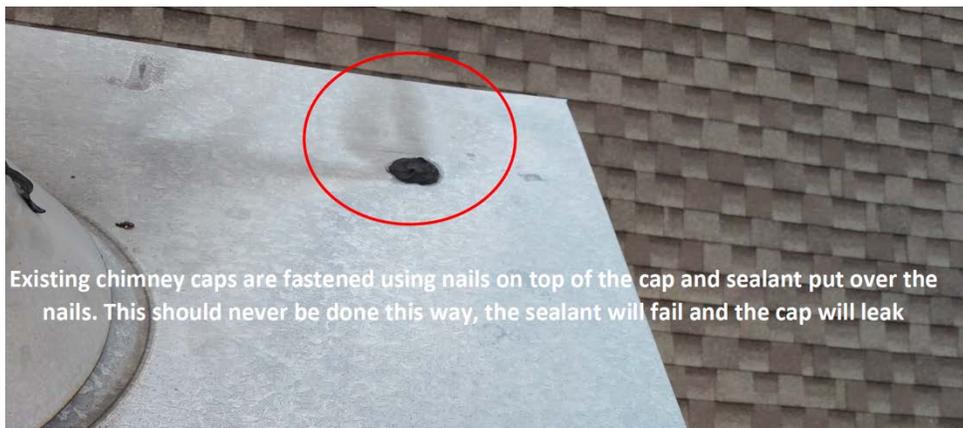
Chimney Issues

Four of our neighbors have replaced chimneys this summer. The common problem is water seepage through chimney cracks in mortar, or cap seals, or behind siding that rots the wood sheathing and framing over time.

Radius, Inc., a chimney contractor that did work in our community, provided some photos highlighting problems with chimney caps.



The existing chimney cap sealant around the flue pipe is completely deteriorated. An inferior caulk sealant was used and not tooled down properly. The caps are also constructed of inexpensive galvanized steel that will rust over time



Existing chimney caps are fastened using nails on top of the cap and sealant put over the nails. This should never be done this way, the sealant will fail and the cap will leak

The existing chimney caps do not cover the stone veneer properly. The ends of the metal cap were bent around and no sealant was installed. This cap installation method will always leak



Existing cap does not extend over the stone

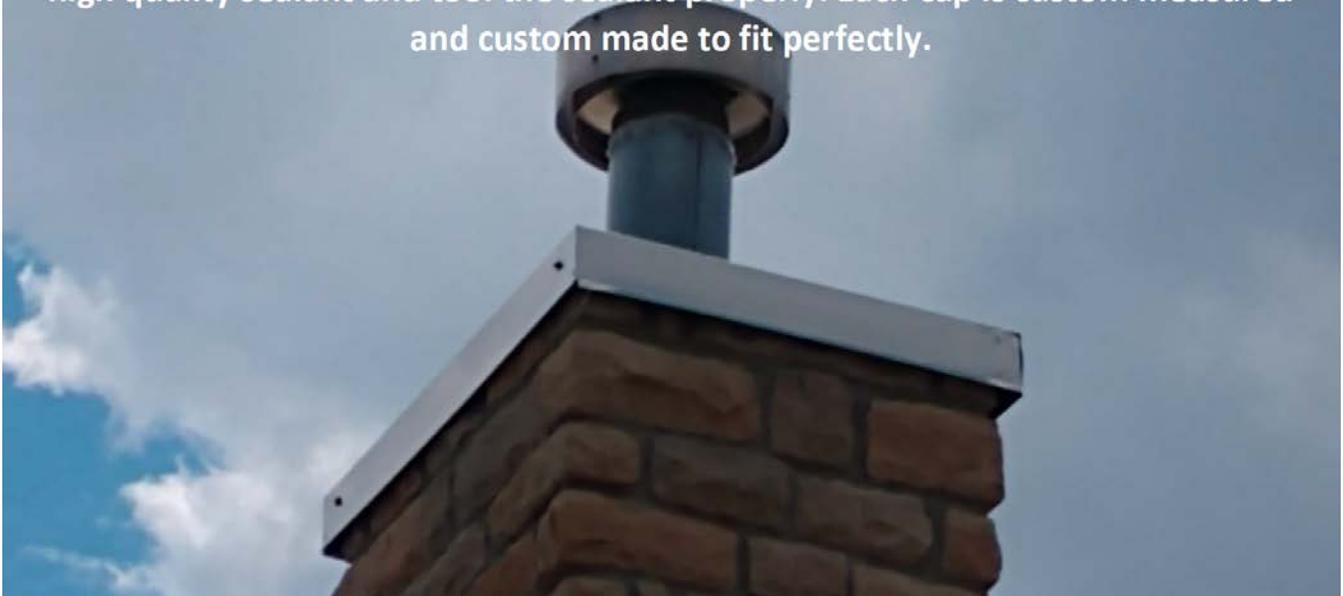
Existing cap is overhanging too far past the stone



It seems prudent to get chimneys inspected periodically, particularly as our homes age.

Radius, Inc. are masonry contractors experienced in stone, stucco, and stone veneer installation and restoration.

This is how Radius fabricates and installs chimney chase caps. We use high grade stainless steel, the corners are soldered solid, our fasteners are put on the side and have neoprene washers to eliminate leaks. We also seal around the flue pipe with high quality sealant and tool the sealant properly. Each cap is custom measured and custom made to fit perfectly.



Contact Radius at 614-778-8035 for an inspection and estimate.

Thanks to neighbor Jim Burt for contributing information.

View from the Back Porch

We have seen many deer in our neighborhood this year. Here's bambi spotted by our neighbor Carol Jauchius on Camden by her back porch.

