

Dominion Club News

NOVEMBER 4, 2006

VOLUME 1, ISSUE 7



Annual DCHA Meeting Kraus, Turner Elected

DC homeowners Urban Kraus and Barry Turner were each elected to two-year trustee terms at the Dominion Club Homeowners Association annual meeting on October 19. Kraus, chairman of the board, had been serving a one-year term which expired, and Turner was elected to his first term. He succeeds Tom Gyurko whose one-year trustee term had also expired. Gyurko was nominated from the floor during the meeting.

At its organizational meeting on October 26, the trustees re-elected Kraus as chairman, Tom Roth as president, Gordon Schutt as treasurer, and Wayne Hasty as secretary. Turner was elected vice-president, the position vacated by Gyurko.

Forty-eight homeowners attended the meeting and heard reports from each of the trustees focusing on their areas of responsibility. President Roth presided.

Treasurer Schutt reported that as of September 30, the Association had total current assets of \$33,991.80, including \$28,014.60 in the cash reserve account. He also summarized the reserve study conducted at the direction of the board by Criterum-Liszky Engineers. The report projects capital repair and replacement expenses over the next 20 years. There is no major cost anticipated

for improvements to the clubhouse and its contents over the next five years. The board will be guided by the report's findings and recommendations as future budgets are prepared and expenses considered.

Schutt also reported that the Franklin County Board of Revisions has approved a reduction of the appraised value of the Dominion Club clubhouse from \$650,000 to \$335,000. This, coupled with two parcels of land which have been deeded to the Village, is expected to lower the DC Homeowners Association property taxes by about \$7,700 annually.

Trustee Gyurko reported on several items relating to clubhouse and swimming pool maintenance that have or are being addressed. The pool will be painted next spring before opening. He also noted that there is not adequate access to furnaces in the clubhouse attic, a situation that will be corrected in the near future so the furnaces can be adequately serviced.

Trustee Hasty briefed the group on the upcoming aeration of the DC properties and outlined conditions and plans for the operation. (*continued page 3*)

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

◆ December 8 - Holiday Party

Note Change of Date

Inside this issue:

Halloween Party	2
Community Note...	3
Know Your Neighbors	4
Thanks to Volunteers	4
Christmas Party Date Changed	5
"12 Days of Christmas"	5



Halloween Party on October 27, 2006



Our Sixth Annual Halloween Party was a lot of fun. We had 50 people in attendance. Lots of Pizza, salad and dessert. Some very creative costumes. The judges had a hard time picking the winners

- Ugliest—Bob
- Most Creative—Sue
- Funniest—Ron

Thanks to the set-up and clean-up committees. The decorations were beautiful.



Annual Meeting (continued)

The aeration is scheduled for early November. Plans are moving apace for snow removal during the coming winter season and homeowners will again be given the option of indicating the kind of service they desire. A questionnaire will be distributed to all homeowners in the near future.

Chairman Kraus commented on the homeowners' response made to the DC handbook earlier this year. He noted that many homeowners have made changes necessary to conform to the handbook rules in recent months and expressed the board's appreciation for these efforts. He also noted that the board will take responsibility for enforcement of rules infractions, effective November 1. He stated that non-compliance can lead to fines and eventual foreclosure if non-compliance continues to the fullest degree.

President Roth reviewed the procedure for filing a complaint regarding violation of handbook rules: in short, complaints are sent in writing (on the appropriate form) by the complainant to Sterling Towne Properties which then refers the complaint to the board of trustees on a confidential basis (ie, the name of the complaining homeowner remains confidential). The board reviews the com-

plaint and initiates appropriate action per the handbook.

Sergeant Ed Burton of the New Albany Police Department briefed the group on the Neighborhood Watch Program and provided tips on security and safety of DC properties. He emphasized the importance of notifying police of any suspicious activity. Homeowners Bob White, Fred Steinhaus and Barney Butler are DC's Neighborhood Watch representatives.

During the meeting, homeowners commented on or asked questions about a variety of issues, including the method of paying utility bills, number of mulch applications each year, snow removal operations on driveways, board responsibility for citing violations, and equitable treatment of violators in the DC and the total New Albany Links community. Concerns about speeding on area DC streets were also raised. As appropriate, trustees and Sterling Towne Properties will follow-up on these items.

Chairman Kraus thanked Trustee Gyurko for his service on the board and for his leadership in overseeing clubhouse and pool improvements and upkeep. He also thanked his fellow trustees for their work over the past seven months and thanked all homeowners for their support of the board..

Lawn aeration starts Monday, November 6 make sure your sprinkler systems are marked

Community Note...

"Dominion Club ladies are invited to pack up your knitting, crocheting, quilting, embroidery, etc. and meet at the clubhouse on Monday, November 13, 2006 at 7 pm for an evening of stitching

and chatting. Bring your own refreshments! See you then!"

Kathy Hire, Karen Collins, Carol Kraus

- **Welcome New Neighbors!**
- Tom & Diane Greene 6946 Joysmith Circle
- Margaret Richards 6930 Camden Drive

Getting To Know Our Neighbors

by Bruce and Karen Collins

Bruce and Karen Collins moved to the Dominion Club in 2004 after living in Bexley for 39 years. They are glad they made the move and very much enjoy living here.

Bruce and Karen are both natives of Canton, Ohio, went to the same church and high school (Timken) and started dating in high school. Married in 1960 they are looking forward to their fiftieth anniversary in 2010.

They have three daughters. Jennifer lives in Bexley and she and her husband have one son, Colin, eleven years old. The middle daughter, Kate, and husband live in Scottsdale, AZ with their three-year old daughter, Quinn. Beth lives in State College, PA (but remains a Buckeye fan) with her husband and two children, Griffin, 3 years old, and Meredith, 9 months.

The Air Force took Bruce to Cape Ca-

naval in 1961 where he worked on Atlas missiles. Karen and Bruce were living at Cocoa Beach, Florida, during the period of the Mercury program, saw John Glenn's lift-off, and many other early space shots.

Returning to Ohio in 1965, Bruce began a 35 year career with Western Electric, AT&T, Bell Labs, and Lucent – all in the same building. Karen taught elementary school before the girls were born and returned to it after they were in school.

Bruce retired in 2000 and Karen in 2003. Karen still volunteers at Maryland School in Bexley where she taught for 23 years.

Bruce plays golf, reads, and enjoys gardening. Karen is into genealogy, loves to read, write, and garden. Both are active in their church and love to travel. They are glad to have such wonderful neighbors and live in such a pleasant and friendly community.



Karen & Bruce Collins
7050 Dean Farm

"Bruce began a 35 year career with Western Electric, AT&T, Bell Labs, and Lucent– all in the same building. Karen still volunteers at Maryland School in Bexley where she taught for 23 years."

Thanks to Volunteer Landscapers!

A hearty thank you to our hardy volunteers who braved cool temperatures to share in the clubhouse landscape season-ending workday on October 21. Jeff Keirns, Dan Axline and Tom Roth transplanted more than a dozen inkberry bushes from the rear pool fence to other locations north and east of the club-

house. Janet Roth and Carol Kraus removed dead annuals and also transplanted several mum plants. Wayne Hasty and Jeff Keirns fertilized shrubs and other plantings. This should help the clubhouse remain a source of community pride and beauty next spring. Thanks again to all of you!



DCHA Board

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

*Christmas Party Date
Changed to Dec 8*

The Christmas party this year will be Friday, December 8 at 6:30 p.m. at the Dominion Clubhouse. Mark your calendars now for a fun evening. We will be serving Sloppy Joes and ask you to bring a salad, covered dish or a dessert to go with the Sloppy Joes.

Be thinking about bringing to the party a "White Elephant" gift. This can be anything, "funny", "beautiful", "handmade", "old", "new", etc. Wrap it in beautiful pa-

per and put it under the Christmas Tree when you arrive. We will then have a gift exchange after dinner. Each person should bring a gift and mark it for a "Man" or "Woman".

An invitation will be coming to you in a few weeks. Now you know what to expect. If you have questions about the gift you are to bring contact John & Donene Bradshaw at 855-7074.

Christmas Party "12 Days of Christmas"

I will be sending out a message soon explaining the program. Basically, if you want to participate, wrap up 12 simple, but nice gifts and put them in a basket. Number each gift from 1 to 12. Put your name in gift number 12. Bring them to the party on December 8th. You will get to take home a basket if you bring one. Then starting on the 13th of December, you can open one gift each day before Christmas. In the last gift, you will

find out the name of the person who prepared your gift.

Call me if you want more information or want to participate.

Donene Bradshaw
855-7074



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

- | | | | | |
|---|---|--|---|---|
| John Bradshaw
855-7074
Johnbradshaw1@hotmail.com | Karen Collins
939-0730
bcollins@insight.rr.com | Chuck & Carol Miceli
939-5689
cmiceli@insight.rr.com | Wayne Hasty
855-3468
Whasty4703@aol.com | Bob Radigan
855-6926
bradigan@insight.rr.com |
|---|---|--|---|---|