

# DOMINION CLUB NEWS

FEBRUARY 5, 2008

VOLUME 3, ISSUE 2



## *FIRST QUARTERLY ASSOCIATION MEETING FOR 2008 HELD JANUARY 17*

The first quarterly meeting of The Dominion Club Homeowners Association (DCHA) convened on Thursday, January 17, 2008, at 7 p.m. at the DC clubhouse.

Board president Dean Jauchius reported that there were no issues submitted by homeowners in advance of the meeting.

Treasurer Gordon Schutt reported that the finances of the association were in good shape including Cash for Operations—\$8,068.95 and Cash Reserve—\$26,264.46.

### **Snow Removal/Damages**

Secretary Bob Hire addressed damage issues which surfaced after the second 2-plus inch snowfall work was performed.

Walt Morey, of Abbruzzese, assured residents that Abbruzzese will fix the damage done by a sub-contracted crew, which will not be sent here again.

The range of damage included:

- a totally destroyed garage door (which has already been replaced)
- turf damage along several driveways
- one tree was damaged (it was later straightened and staked—it will be monitored for one year.)
- several areas of curbing at the DC clubhouse parking lot and at one resident driveway were damaged to varying degrees of severity

- several driveways were missed, which were not on the “NO SNOW REMOVAL” list and one was plowed which IS on the list

Bob and Walt reassured residents that other practices will be improved and more closely monitored. Snow removal operators will try to minimize scraping the blacktop,

Abbruzzese installed reflective stakes where residents had none, to better guide plowing operations. The reflectors should help operators do a better job of clearing the whole driveway surface, and avoid scraping the turf.

Residents should direct any damage reports or questions concerning snow removal to Bob Hire at 746-3412 or [rhire@insight.rr.com](mailto:rhire@insight.rr.com) or to Walt Morey of Abbruzzese at [morey\\_wl@abbzinc.com](mailto:morey_wl@abbzinc.com).

### **Pool Committee**

Vice President Barry Turner reported on the activities of the club house and pool committee including some changes to pool hours and use guidelines. See page 2 for details.

### **DCHA Block Watch**

Bob White provided an update of New Albany Police Department procedures, (see page 2)

*The Social Committee will announce the 2008 schedule soon...*

### **Valentine's Day Dinner**

- ◆ February 14, 6:30pm at Vito's Restaurant, at the New Albany Links Golf Club

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## QUARTERLY MEETING HIGHLIGHTS (CONTINUED)

and had materials available to support the personal, home and business safety and protection services offered by our DCHA Block Watch people and the New Albany Police Department.

### Lawsuit

Urban Kraus reported that a lawsuit filed in the Franklin County Court of Common Pleas by a DCHA resident named another resident as well as Dominion Homes, New Albany Village Police, Towne Properties, and DCHA in a dispute about driveways.

The full text of the suit can be found at:

<http://fcdcfcs.co.franklin.oh.us/CaseInformationOnline/caseSearch>

Input **07 CV 017384** into the three boxes after "Case" on the form then click the "Search" button.

Various information is available by clicking the dropdown button (+) in the left margin of some of the lines.

The board will rely upon the strength and merit of the legal, commonly used contractual Deed Restrictions and Covenants that all residents signed at closing.

The board does not expect any major financial or legal impact on the association or its members as a result of the lawsuit. However, since the DCHA does have to respond to the lawsuit there will be a minimal cost for attorney's fees to file it.

The board will report any future relevant developments to association members.

Residents can address any questions to Urban Kraus at 855-1967 or [cukraus@mac.com](mailto:cukraus@mac.com)

*MEETING HIGHLIGHTS:*

*"WE WILL FIX THE DAMAGE..." WALT MOREY, ABBRUZZESE"*

*"THE BOARD DOES NOT EXPECT ANY MAJOR FINANCIAL OR LEGAL IMPACT ON THE*

*ASSOCIATION OR ITS MEMBERS AS A*

*RESULT OF THE LAWSUIT"*

## MAINTAINING OUR ASSETS—THE CLUBHOUSE AND POOL

Picture in your mind a clear blue sky, warm sunshine, just a little breeze, and the sparkle of the water in the Dominion Club pool as you lounge with friends, sipping a soft drink ... Well, you get the idea.

As this is written, snow covers the ground and grey clouds cover the sky. But we've made it through January and sooner or later, down the road, that perfect "pool" day will be here.

The clubhouse and pool represent a large expenditure for the Dominion Club homeowners, second only to lawn and landscaping costs. But they represent great assets to our community.

The clubhouse allows us to have meetings and social gatherings. Several DC groups use the clubhouse on a regular basis. Such use is free as long as the participants are DC residents. All you need to do is reserve the space with

Towne Properties. There is plenty of time available for other groups, too. Got a good idea? Want to play euchre or pinochle or bridge or scrabble? Start a group!

The clubhouse also provides a great place for those who want to stay in shape or select a book from our growing library.

The pool provides us with a wonderful place to relax, chat, swim and socialize.

Caring for the clubhouse and pool involves more than most of us realize. The biggest shocker is the cost, some of which is driven by local ordinances governing the maintenance of water quality. The company with whom we contract sends a certified caretaker to the pool daily in the summer to check the water for the correct chemical balance, to check filters, and pool cleanliness.

*(continued page 3)*

*"THE CLUBHOUSE AND POOL REPRESENT A LARGE EXPENDITURE FOR THE DOMINION CLUB HOMEOWNERS, SECOND ONLY TO LAWN AND LANDSCAPING COSTS"*

## *THE CLUBHOUSE AND POOL (CONTINUED)*

Also, there are requirements for a telephone for emergency 911 calls, local fire ordinances surrounding the number of people allowed in the clubhouse, and most of all, the WORK done by resident volunteers under the direction and guidance of Barry Turner, Trustee – Vice President.

One improvement planned for this spring will involve removing the mulch around plantings in the pool area and replacing the mulch with stones. This will prevent the problem of mulch blowing into the pool.

Last spring, many DC residents volunteered time and effort to clean and prepare the pool area, plant flowers and improve the plantings around the clubhouse and many other tasks. When Barry Turner puts out the call this spring, consider volunteering if you are able.

To make everyone's visit to the pool safe and fun, the pool rules have been revised for 2008, by a volunteer committee of residents, led by Barry Turner. They are as follows:

### **Pool Rules**

The pool area is open to all resident members in good standing between the hours of 8am and 10pm daily.

Residents may have a maximum of six guests at one time. All guests must be accompanied by the resident and the resident is responsible for the behavior of their guests.

Guests under 18 years of age are permitted in the pool and pool area from 10am to 1 pm and from 4pm to 6pm.

Access to the pool for resident members and their guests in swimwear shall be through the wrought iron gates and not the clubhouse.

Swimming is permitted only in garments sold as swimwear.

Animals are not allowed in the pool or pool area at any time.

Absolutely no glass or other breakable items are permitted in the pool area. All trash and cigarette butts must be placed in appropriate containers provided.

People in the pool area shall not run, throw, or toss objects, cause splashing or be objectionably loud.

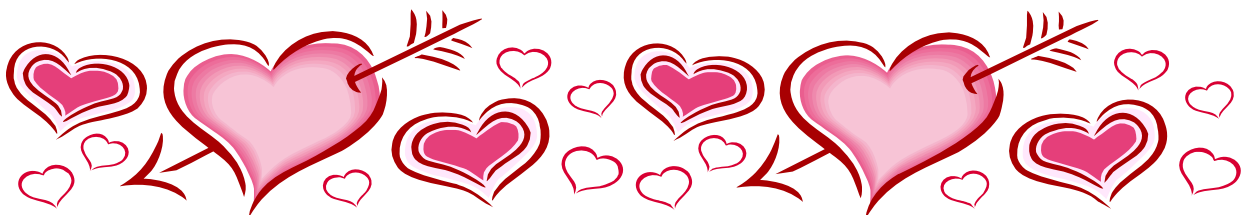
Due to limited numbers, furniture may not be reserved. Those using a table with an umbrella are required to close the umbrella when leaving the pool area or in heavy wind conditions.

No one is permitted in the pool area during electrical storms.

Residents are reminded that the pool and the pool area are of limited size and meant for the enjoyment of residents. Please have consideration for your neighbors while entertaining guests.

Residents are asked to report violations of these rules to Towne Properties for appropriate action.

*"THE POOL AREA IS  
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RESIDENT MEMBERS  
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BETWEEN THE HOURS  
OF 8AM AND 10PM  
DAILY"*



<b>DCHA BOARD</b>
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<p><b>DEAN JAUCHIUS</b> PRESIDENT 855-7201 <a href="mailto:JAUCHIUS@INSIGHT.RR.COM">JAUCHIUS@INSIGHT.RR.COM</a> DESIGN REVIEW AND COMMUNICATIONS COMMITTEES</p>
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<p>TOWNE PROPERTIES REPRESENTATIVE BECKY COLBURN 781-0055 <a href="mailto:BECKYC@TP1.COM">BECKYC@TP1.COM</a></p>

## *VALENTINE'S DAY DINNER*

**John and Donene Bradshaw have made arrangements for a Valentine's Day Dinner at Vito's Restaurant, at the New Albany Links Golf Club, at 6:30, Thursday, February 14, 2008.**

**The menu includes Italian Salad, Twisty Rolls, Spaghetti, Meat**

**Balls and Garlic Bread, all for \$11.95 each (cash or credit). Drinks are not included and the restaurant will bill individually.**

**Please respond no later than February 7, 2008, either through John's web evite message, or call at 855-7074.**



### *COMMUNITY NOTES...*

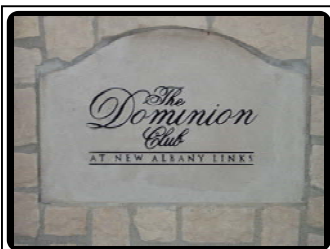
**Wayne Hasty** is now home. Welcome home, Wayne! We hope your health continues to improve.

**Mary Greg Hasty** had surgery last week and will be moved from Grant Medical Center to New Albany Gardens on Thompson Road. She'll be there for about 5 weeks.

**In Memoriam**

It is with sadness that we marked the passing of Fred Canter.

**Stitchery**—The DC stitchery group will meet at the clubhouse on Monday, February 11 and February 25 at 7 pm. Hope you can join us.



**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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