

Dominion Club News

AUGUST 2, 2007

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Forty Residents Attend July 18 Open Meeting

Forty residents of the Dominion Club attended the quarterly open meeting on July 18. The purpose of these meetings is to give homeowners and the board an opportunity to share information and to discuss issues of common and timely interest.

Board President Tom Roth presided and opened the meeting by introducing Becky Colburn who was recently appointed as the Sterling Towne Properties representative with responsibility for the Dominion Club. She succeeded Teresa Underwood. Each of the five trustees reported on his areas of responsibility.

Treasurer Gordon Schutt reported that through June 30, 2007, the Association's total assets were \$39,324.43, including \$8,934.95 in the cash-reserve account. He noted that the Association recently invested in a \$25,000 certificate of deposit to help strengthen its financial position and to receive a return on some of its current assets. He also noted that \$5,089.48 was currently in the cash-operating account.

Trustee Barry Turner, chair of the clubhouse and pool maintenance and social committees, reported that in recent months the clubhouse interior trim and ceilings have been painted, pre-season repairs and painting of the pool completed, and new carpet installed. He noted that additional tables and chairs are being purchased for the clubhouse and that bookcases are also planned for the former office to accommodate a lending library for residents. New trash cans will replace existing ones in the pool area. Sears Heating and Cooling has been contracted to service the clubhouse air conditioning and heating systems.

Turner also reminded residents of the need to reserve the clubhouse through Sterling in advance of a planned event or other usage. There is a \$50 rental fee and a \$100 refundable deposit for DC residents.

Trustee Hasty, chair of the lawn care and communications committees, reviewed upcoming lawn management activities and chemical applications. The season's fourth application of fertilizer and weed control chemicals will occur in mid to late August. Hasty reviewed the contractual features relating to trenching, mulching, edging and weeding, noting that a "sharp" edging of sidewalks and service walks is done every second or third mowing of the month, weeding and trimming of beds and along structures is done periodically as conditions require, and front bed trenching and mulching are done only in the early spring.

Continued on page two.....

Special points of interest:

- ◆ Mark your calendar for the Dominion Club "An All-American Cookout" to end the summer, on Friday, August 24th.
- ◆ Stay tuned for future party announcements from the Social Committee...



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Residents are encouraged to water to a level of about one inch of moisture (when coupled with rain) per week, and are reminded to be especially watchful late in the season for "patch" fungi in their turf. Examples are Red Thread and Dollar Spot. Also, bagworms on evergreens show up this time of year. Please notify Hasty when you first observe any of these conditions.

Hasty reminded residents to look for the ***Dominion Club News*** the first week of each month and encouraged them to make him aware of hobby or other stories that would be of interest to fellow residents.

Trustee Roth, chair of the Rules, Enforcement, and Changes Committee, reported that the Dominion Club Handbook is currently undergoing its annual revision and update and will be ready this fall.

Trustee Kraus, chair of the legal and administrative committees and chairman of the board, in responding to recent questions from homeowners, re-stated sections III and IV of the Dominion Club Handbook regarding the board's authority and the Establishment and Modification of Guidelines: "***III. The Code of Regulations gives the Board the power and authority to adopt and publish rules and regulations governing the use of property in the development, including common areas. These rules do govern and regulate the personal conduct of homeowners, occupants and their guests. The Board also has the power and authority to establish and levy enforcement charges for the violations of the rules.; IV. These rules may be amended or modified from time to time, as conditions change, by the Board without any prior notification to homeowners and occupants or prospective homeowners and occupants who are under contract to close.***"

Trustee Roth moderated a discussion of the revised schedule of DC pool operation which had been recently communicated following board of trustees action and in advance of the open meeting. That schedule permitted adults and children under age 18 accompanied by resident adults to use the pool between the hours of 10 a.m. and 1 p.m. and between 5 p.m. and 10 p.m. with adult-only times between 1 p.m. and 5 p.m. Various ideas and suggestions regarding options for adult and child usage of the pool, pool operations and rules were shared with the board. The board met on July 23 to review this feedback and a modified schedule of pool operation and a policy regarding use of inflatables were adopted. See story elsewhere in this issue for this information.

Residents who use the clubhouse exercise equipment are strongly advised to lock the front door to the clubhouse while they are exercising and also to make sure it is locked when they leave the clubhouse. President Roth also reminded residents that the next open residents meeting will be held October 18 which will be the Association's annual business meeting and election of trustees. Terms of trustees presently holding two-year terms (Hasty, Roth and Schutt) will expire at that time and become open for election. Information about the nomination and election process will be mailed to all residents in early September.

Officer Ryan Southers of the New Albany Police Department addressed attendees and reported that the establishment of a 15 mph speed limit on Lark Lane would need Village of New Albany Council approval, and indicated that this matter would be pursued in the coming months. If approved, speed limit signs could be posted on the lane. Clean up of pets that are walked in the Village and DC was also discussed and homeowners were referred to the Handbook for rules on this issue. Homeowners were also reminded to notify the NA Police when they will be out of town so their property can be checked.

DC Pool Hours Modified; Inflatable's Policy Announced

The DC board of trustees on July 23 modified the schedule for operation of the clubhouse pool. The modified schedule will be in effect seven days a week for the remainder of the 2007 season. The schedule follows:

10 a.m. - 1 p.m. -- Pool open for adult residents and guest children under age 18 who are accompanied by a resident adult;

1 p.m. - 4 p.m. -- Pool open only for adult residents;

4 p.m. - 6 p.m. -- Pool open for adult residents and guest children under age 18 who are accompanied by a resident adult;

6 p.m. - 10 p.m. -- Pool open only for adult residents and guests age 18 and over.

The board also established a policy for inflatable toys and aquatic devices (rafts) which disallows their use in the pool when children are permitted to be in the pool. Only devices relating to aquatic safety are permitted during these time periods. Because of the relatively small size of the pool, these measures are being introduced as a safety consideration for all swimmers. Rafts are permitted in the pool during adult-only time periods.

"For obvious reasons, it was impossible to set a schedule that meets the specific needs of everyone in our community, but we have tried to develop one that addresses the major issues and areas of concern that were expressed to us," said Tom Roth, trustees president. "We appreciate the feedback from residents and we trust that they and their guests will act responsibly, support these changes, and observe the newly modified rules."

Watch Your Speed (15 MPH) on Lark Lane!

PLEASE SLOW DOWN!

Residents who live on, or regularly use, Lark Lane are asked to drive slowly and to exercise extra caution, especially during the warm weather months when there is increased pedestrian traffic and other activity on or adjacent to the lane, including adults and children walking to and from the pool and service and utility trucks. Also, there are 30 driveways that empty onto the lane. The speed limit is 15 miles per hour. Plans are under way to make an application to the Village Council to install speed limit signs at each end of the lane.



Homestead Exemption Expanded for Age 65-Plus and Disabled; October 1, 2007 Deadline to Apply



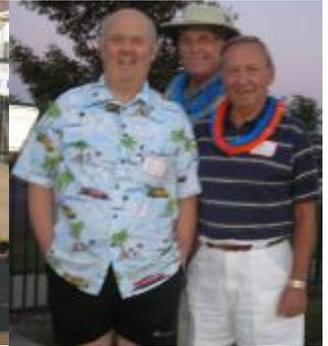
Dominion Club homeowners age 65 or who are totally and permanently disabled as of January 1 this year can apply to take advantage of the expanded homestead exemption which was passed by the Ohio Legislature and became effective July 1. The bill eliminates the income eligibility criteria, thereby making the exemption available to all homeowners who are:

- at least 65 years old during 2007; or
- are totally and permanently disabled as of January 1, 2007, as certified by a licensed physician or psychologist, or a state or federal agency; or
- are the surviving spouse of a person who was receiving the previous Homestead Exemption at the time of death and where the surviving spouse was at least 59 years old on the date of death; and
- own and occupy the home as the principal place of residence as of Jan 1, 2007, for real property, or Jan. 1, 2008, for manufactured homes.

The bill also changes the manner in which the homestead tax reduction is calculated. A senior or disabled homeowner will now be entitled to a tax reduction the equivalent of the net amount of taxes due on \$25,000 of the market value of their home. For example, an eligible owner of a home valued at \$100,000 will now be billed as if the home were valued at \$75,000.

Those individuals who were not previously qualified may now apply for the homestead exemption until October 1, 2007. The credit will appear on their 2007 real estate tax bill, payable in 2008. Information about the homestead exemption is available at www.franklincountyohio.gov. Qualified individuals may complete an application online, print out the form, sign and mail it to Franklin County Auditor's Office, Homestead Section, 373 S. High St, 21st floor, Columbus, OH 43215-6310. DC homeowners who do not have access to a computer should ask a neighbor to print out the form or request one from Joe Testa, the Franklin County Auditor.

Hawaiian Luau on July 20, 2007



Colorful shirts and dresses were seen at the Dominion Club-house, which the Party Committee turned into an "Island Paradise" setting for our Annual Hawaiian Luau on Friday, July 20.

Ninety-one people enjoyed a pleasant evening with temperatures in the 70's for this event.

The Party Committee provided BBQ Beef and Pork sandwiches, along with Hawaiian Punch. The guests followed through with many island salads, food and desserts that were very tasty.



Our next party will be "An all-American Cookout" to end the summer, on Friday, August 24. Mark your calendar now so you don't miss this party.

John & Donene Bradshaw and the Party Committee

DCHA BOARD

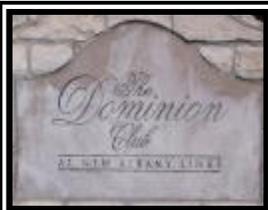
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<p>Sterling Representative Becky Colburn 781-0055 Ext. 131 beckyc@tp1.com</p>

Homeowners Volunteer to Deliver Dominion Club News



A tip of the Dominion Club hat to six homeowners-- Tom and Janet Gyurko, Carol Kraus, Carol Mazza, Janet Schutt, and Bob White-- for volunteering to deliver hard copies of the *Dominion Club News* each month to the 14 homeowners who do not have computers. They will deliver on a monthly rotation schedule during the next year with the Gyurkos serving as substitutes. Chuck and Carol Miceli have delivered each month since the *News* began publication in May 2006 and have recently retired from these duties. Another tip of the hat to them for their faithful support.

Homeowners with computers who are not able to download the *Dominion Club News* each month should contact Fred Canter for assistance and instruction. He will be happy to assist. This will also help the delivery team by reducing the number of hard copy deliveries they must make. Your cooperation on this is appreciated



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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