



Homeowner's Newsletter

July 2009

Property Management
Real Property Management
Jeff Comerford
(614) 766-6500 Ext.123

Your Board Members:
Ken Burger, President
Julie Jenkins, Vice President
Pete Hall, Treasurer
Amy Postlethwait, Secretary
Christine Herrmann
Rachel Leist
David Webster

Message from the board

This year the board has six new members. In keeping with the priorities set by the previous board, and from suggestions our current President has received from community members, our two main goals are:

1. Attempt to avoid any new increases to our Homeowner's association fees through collecting outstanding fees.
2. Continue to develop the overall sense of community.

GOHA Association Fees

To avoid increasing fees, the board must collect past due fees. In choosing Grand Oak, each homeowner has made a commitment to the community to pay annual association fees. In the past, the community costs were subsidized by the developers. Since the developers have left we have witnessed our fees increase. The increases were necessary to continue to maintain the green spaces and trail systems. The fees we pay will help to improve and hold our property values; helping to sell your home should you ever decide to move. We have a responsibility to each other and ourselves to meet this commitment. If you have outstanding fees, please contact Real Property Management at 614-766-6500 to make payment arrangements.

The board has no plans, at this time, to raise the GOHA fees for 2010. However, we do not know if the GOCA will need to raise their fees. The association fee due dates for 2009 were 01/01/09 (first half) and 03/01/09 (second half). We have received feedback from the community as to the timing of due dates and the number of payments. At this time, we can only tell you the due dates and number of payments will be approximately the same as the prior year. Please try to plan for this expense. We are working with GOCA in an effort to balance our payments to them throughout the year; thus making it possible to change our payment options.

Community Events

On April 18th 2009, the Grand Oak community had its 3rd annual Trail Clean up. This was the largest turnout yet! We estimate the homeowners made up half of the roughly 45 people at the event. It lasted 2 hours and it was a great day to clean up the trail. If you missed the event you can still help to keep our community clean and beautiful. We recommend putting your trash out the morning of trash pick-up to decrease the chance of wind blowing trash throughout the neighborhood. If you need to put it out the night before, do your best to use closed container and avoid overflowing the recycle bin.

Much of the trash that was picked up along the trail was recyclable (mostly newspaper). If you need a second recycle bin, you can pick one up at the Genoa Township Hall on Big Walnut and they are FREE! We have checked with Rumpke and they do not have recycle bin lids available. Eventually they will have wheeled containers (similar to what they have now for trash pick-up, but smaller) for recycling once their trucks are equipped for them. So for now, we encourage residents to recycle their paper at the school. This would cut down on some of the weekly fly away litter. For more information regarding preparing your recycling for pick up please go to www.rumpkerecycling.com/residential/faq.aspx

On June 12th and 13th at least 21 homes participated in the Community Yard Sale. Many treasures were sold and for those that participated we hope your sale was a great success. Thank you to all who participated in and helped organize this event.

To announce events like the Spring Clean Up, Community Yard Sale or the yearly GOHA meeting. The board is looking into purchasing 2 message boards 1 for each entrance.

Did you know?

If you like vegetable gardening, you should know Genoa Township opened a garden plot on the east side of Worthington Road across from the Sheffield Park subdivision on May 11th 2009. All 24 garden plots are currently being rented. If you are interested in planting a garden next year contact The Genoa Township Hall for more information or go to www.genoatwp.com. Several families in our community are using them this year.

Safety

The board has received several complaints about 4 wheel vehicles and dirt bikes being driven by unlicensed drivers on the neighborhood streets and on the trails. Non licensed drivers should not be driving these vehicles on the streets or trails. For the safety of everyone in the community, please do not allow your children to ride with or be an unlicensed driver. We urge you to continue to report these incidents to the police when you witness them.

You may have noticed the Condo association has an area block watch sign posted at their entrance. If you are interested in starting a block watch in our neighborhood, please let the board know and we will help get it started.

Community Involvement

To create a greater sense of community we need one thing - your involvement! You don't have to participate in every event; but if you learn of an event in the community that interests you, please get involved.

You may have noticed some of your neighbors staining our street and stop signs during the months of May and June. Thank you to all those that volunteered to stain the posts, they definitely needed it and they look great! If this encourages you to freshen up your mailbox post, please go to www.GrandOak.org to find out what kind of stain to use and where to buy new numbers if you need them.

Remember any improvements made to your property need to be approved by the architectural review board (Christine and Dave) please fill out the applications and pay the \$15 fee to record you improvements.

If you have any suggestions or would like to volunteer for or organize an event please contact one of the board members or send an e-mail to HOAnews@insight.rr.com.

Here are some events we discussed at the last board meeting:

- Evening Stroll night
- Fall plant exchange
- Holiday Cookie Swap
- End of summer block party

Please send us your Ideas.

To read past or future newsletters please visit the community website at www.GrandOak.org.

Thanks and we hope you are having a great summer.

Your GOHA Board