

Corbin's Mill Condo Association

May 2013

For Questions, Comments, or Concerns, Please Contact:

Alliance Realty Group

4694 Cemetery Rd., Suite 373
Hilliard, OH 43026
614-352-2880
sdoutt@alliancerealtygroup.com

Your Board Members
Proudly Serving You & the
Community:

Brian McCoy - President
Betty Ferguson
Ryan Salsberry

News from the Board

- The Annual Meeting was held on 3/13/13. One board position was available; Ryan Salsberry was re-elected for a 3- year term. Discussions were held regarding capital reserve budgeting, repairs and maintenance completed in 2012 & concerns for 2013.
- Approximately 6 trees were removed this winter that were either dying, dead or Ash trees infected with the Emerald Ash Borer. In the upcoming weeks you will see replacement trees being installed. There will also be some minor landscaping changes to replace missing or dead shrubs and bushes along units that face Corbin's Mill Drive.
- The Association is responsible for maintaining all exterior landscaping; however, if a homeowner would like to make a modification they must first submit a detailed plan & request to the Board of Directors.
- Around the end of May All Ohio Masonry will be back on the property to perform maintenance and repairs to the remaining brick chimneys that were not completed last year. The work includes brick replacement, tuck pointing and cap replacement where necessary. *Remember the Condo Bylaws state that the homeowner is responsible for chimney cleaning and flue replacement or repairs.



Friendly Reminders



Doggies Gone Wild - Neighbors with dogs, PLEASE clean up their poop. You know who you are..... we are getting more complaints about this!! (Feel free to remind dog-walkers from other areas to pickup as well). Also pets must always be on a leash and with the owner or guardian.

Real Estate Signs - Remember that the rule on real estate signs is that professionally prepared 'For Sale' or 'For Rent' signs are permitted on the interior side of a window only. No signs are permitted anywhere outside of your unit.

Trash Days - Trash cans and recycling bins are to be placed at your curb no earlier than 24 Hrs. *prior* to pickup and must be taken up within 24 Hrs. *after* pickup.

SPRING/SUMMER NEWSLETTER—2013

Corbin's Mill Condominium Association
Managed by Alliance Realty Group
4694 Cemetery Rd., Suite 373
Hilliard, OH 43026



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Local Information

- Dublin Farmer's Market:
Wednesdays May 1st—Sept. 25th
3:00-6:00 PM—Oakland Nursery Dublin
- 2013 Memorial Tournament:
May 27th — June 2nd
- Dublin City Schools:
No School—May 27th for Memorial Day
Last Day of School—June 5th
- Dublin Independence Day Celebrations:
Thursday, July 4th
(Road Closures on Corbin's Mill Drive)

Community Awareness

- If you witness a crime/vandalism, please report it to the police or Alliance Realty Group:

Dublin Police - 889-1112
Alliance Realty - 352-2880

- There are a few empty units around the community, please keep an eye out and report any suspicious activity or maintenance concerns around those units.
- If you find litter around the neighborhood, please do your part and pick it up and throw it away.
- If you would like to join the Board of Trustees, volunteer your time, or you have suggestions or concerns, you may contact:

Stephanie Doutt
sdoutt@alliancerealtygroup.com

Maintenance Reminders

Radon Gas - Recently there have been a few home sales in the community in which radon tests have been performed and higher than acceptable levels were reported. A mitigation system has been installed in a few units. You can learn more about radon gas at epa.gov/radon. *If you plan to install a mitigation system remember that it effects the exterior of the building and therefore must be pre-approved by the Board.*

Natural Gas Lines - There have been multiple natural gas line repairs in the community due to leaks. If the portion of the line that is leaking is a line that serves only your unit (a line from the gas meter to your unit) the repair cost is the responsibility of the homeowner. Columbia Gas will come to the property and turn off the gas until the line is properly repaired and reinspected. Sometimes these repairs can be costly. You may verify repair coverage with your homeowner's insurance carrier or contact Columbia Gas to see if they provide a gas line insurance policy.



Flood Insurance - Remember that you are responsible for the contents inside your unit including drywall finishes and floor coverings. With Spring and Summer rains the run-off "ditch" at the back of the property sometimes gets extremely full, in the event your unit ever flooded you will want to double-check with your insurance provider to ensure your coverage options.



Grilling and Fire Pits - There will be nice evenings perfect for grilling out. Before you light the grill or use a fire pit, please be aware of proper safety issues, local and state fire codes and have a certified current fire extinguisher available. The master insurance policy for the association does cover damage from an accidental fire; however, they would most likely subrogate a claim against the individual responsible for starting that fire. You may want to check your individual policy to ensure you have coverage as well.