



FALL 2006

THE DUCK & PONY SHOW

BENTWOOD FARMS / MALLARD POND
HOMEOWNERS ASSOCIATION NEWSLETTER

www.bwfmp.com

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NOTES FROM THE PRESIDENT

BY JIM MCGRATH

Thank you to all who continue to do things to help our neighborhood look good, represent well to others (including potential buyers), or help us to lead better lives. This includes not only the Trustees, who volunteer their time in so many ways each month, but others like Jim Jackson who does our newsletter, and even the company that prints it for FREE each quarter! Many others help in coordinating repairs, or repainting items, or even picking up trash. Again, thanks for your help.

There have been some home intrusions in the last few months, and it has hit our neighborhood. It would be safest to keep your garage door closed when you are not around it, as burglars are bold enough to go right into garages during the day and steal items. Golf clubs, bicycles, and other personal items are easy to pick up and put in the back of a vehicle. If you see a strange vehicle, or notice something that doesn't seem right, get a license plate number, if there was a real problem, that may be the only lead to give the sheriff. We all need to watch out for our neighbors and our neighborhood.

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Fall is all around!

Community Baby Sitting List

Adults:

Stephanie Charache (PM Kindergarteners)

Pacer Drive – 860-0227

Tina Murphy

Derby Court – 501-4707

Morgan Goldberg

Paddock Court – 856-0818

(experienced nanny)

Teenagers:

(Listed Under Parents' Name)

Sheryl or Mike Lyman – 751-9614

Karen Brady – 866-1647

Chris Taylor – 866-0396

Megan Snare – 891-4150

(Red Cross certified)



The Bentwood Farms/Mallard Pond
Homeowner's Association
P.O. Box 609
Pickerington, OH 43147

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NOTES FROM THE PRESIDENT (CONT.)

I've recently received complaints about yards not being cut, or lots of weeds growing in yards. A little weed treatment goes a long way! Actually, the fall is the best time to fertilize and weed-kill, as it gives your yard a great start in the spring, and kills out the weeds at the same time. Many in our neighborhood put a lot of hours into their yards to keep them nice, and don't want to have to kill weeds that blow in from a neighbor. If you are having problems with cutting grass, or need other help in the yard, I'm sure we can get some neighborhood teens that would be happy to assist you. Just contact a Trustee and let us know what is needed.

Feel free to attend a homeowner's meeting, which are currently set for the first Tuesday of each month at the Violet Township offices. Please get involved; you'll make new friends, and help to improve our Association and neighborhood. We can always use more input on what's going on.



Grounds & Communications

Sharon Lach

Improvements to the common areas have been a little delayed this year due to weather. Recent completed projects include a new sidewalk on Harlequin Street joining to the last house on that side. Now the children won't have to use the street for traveling. The company we voted on was Frank Petruzzi at Concrete Designers. Other satisfied neighbors include Melvin Gornall (driveway) and myself (sidewalk piece). The last of the gravel pathway around the pond was completed. We will not be putting a gravel path in front of the pond. There are a few touch up spots that will be filled in next year. Despite having 4 trash cans (and 2 benches), trash is still not making it in the cans. Thank you to those who walk the pond and help clean up. The pond bridge rails and benches have been re-painted 4 times this year because of graffiti. Thank you Doug Jaskari and Tim Flaherty (our lawn service) for keeping up with the painting. The bridge itself has been repainted also. The white PVC fence outlining our community is in common area and was power washed by the ProXterior company. This was the first wash in the 15 years we've been a community. Flower bulbs and perennials will continue to be planted at our entrances weather permitting.

In Other News: The major complaint I have been receiving these past months has been dog poop. Neighbors are not picking up after their dogs. The homeowner on Teal has a toy breed that weighs 5 pounds but she is still picking up horse size poop (large breed) from her yard. Other complaints include loose cats using flower beds for litter boxes. I hope pet owners will be more considerate of their neighbors in the future.

Upcoming Events: Please, please, turn on your outside lights for the safety of our children if participating this Halloween. The Santa visit is tentatively set for Sunday December 17th. More info will follow in the next newsletter. Call me if you have any concerns. 861-0325

Neighbor News!

Denise DeNunzio, Welcome Wagon

It has certainly been a busy summer in Bentwood Farms/ Mallard Pond. Many houses have been sold. Please greet your new neighbors and show them what a friendly community we are!

Timothy & Linda Kuenzil	12908 Arabian Court
Passeutsak & Phoumaly Boualoy	12913 Arabian Court
Todd & Michelle Henry	12074 Bentwood Farms Drive
Jen & Whit Townsend	12122 Bentwood Farm Drive
Steve & Kelly West	12133 Bentwood Farm Drive
Beth & Bill Morgan	12354 Bentwood Farms Drive
Gregory & Lindsay Duwe	12613 Bentwood Farm Drive
Robert & Jamie Mayhan	12895 Bentwood Farm Drive
Chris & Morgan Goldberg	9247 Paddock Court
Nicholas Montgomery	9068 Palomino Drive
Darcie & Matthew Reeping	9302 Pimlico Place
Micheal & Sara Dressel	12399 Pintails Circle
Kevin Kuehne	9231 Preakness Place
Sylvia Safford	12546 Saratoga Lane
James & Patricia VanDyne	12595 Saratoga Lane
Dale & Karen Carlson	12703 Saratoga Lane
Blanca Rosen	12026 Sheldrake Court
Thomas Walsh & Tracey Boggs-Walsh	12408 Thoroughbred Drive
David Henry	12477 Thoroughbred Drive

If you have new neighbors in need of a Homeowner Welcome Folder (these packets include our neighborhood phone directory, past issues of the Duck & Pony Show, and other useful information), please contact Denise DeNunzio at 759-9958, or dkd@insight.rr.com.



Homeowners Association Meeting Minutes – 08/2006

1. **Welcome / Introductions**
 - Trustees in attendance: Jim McGrath, Denise Denunzio, Curt Anderson, Sharon Lach, Wayne Whitehead, Diane Klein, and Rhonda van Arsdale
2. **Approval of Previous Meeting Minutes**
 - July meeting minutes have been approved (motion in new business)
3. **Homeowner Forum**
 - No new issues raised
4. **President's Report – Jim McGrath**
 - Received a complaint about a temporary (blow up) pool – neighbor concerned about danger to kids. The Township has sent the resident a letter telling them to take the pool down or put up a fence.
5. **Vice President's Report – Denise Denunzio**
 - Mission Statement discussion is tabled until next month's meeting – Denise will send out sample statements for review and comment prior to September meeting
6. **Treasurer's Report – Curt Anderson**
 - Still have approximately 25 homeowners who have not paid dues (\$4,956, which includes previous years for multiple homeowners)
 - Post office box number has been changed to Box 725
 - Expenses paid this month include the electric and lawn care
 - Will update budget to be placed in next newsletter
7. **Secretary's Report – Rhonda van Arsdale**
 - Articles for next newsletter need submitted by September 19 (will stuff newsletters at October 3 meeting)
8. **Social Committee – Rhonda van Arsdale**
 - Discussed Halloween Party and loss of interest with parties in the neighborhood – need to come up with "new" activities (i.e., Adult Christmas Potluck, OSU Tailgate Party; Poker Night)
 - Will add to next newsletter to see if we get any interest
9. **Grounds – Sharon Lach**
 - Drainage basin has not been dredged yet and the water is stagnate – we need to unplug the culvert because of the trash buildup
 - Wayne will contact the Township about having the culvert cleaned
 - Denise will talk to the homeowners about the trash in the area
 - Bridge will be repainted once school is back in session
 - Concrete sidewalk will be started next week – the flowers from that area will be removed and replanted in a different area
 - Received a bid of \$714.40 (plus tax) for power washing the fence due to mold (motion in new business)
10. **Communications Committee – Sharon Lach**
 - Nothing new to report
- (a) **Welcome Wagon – Denise Denunzio**
 - Two new folders delivered
11. **Architectural Control Committee – Karen Austin**
 - Karen absent – no report
 - Jim will talk to Karen about e-mailing any "new" approvals to the trustees
12. **Special Projects – Wayne Whitehead**
 - Nothing new to report
13. **New Business**
 - Motion 1 Jim; motion carried to approve prior meeting minutes
 - Motion 2 Sharon; seconded Denise – motion carried to approve having the fence power washed because of the mold

Architectural Control Committee Guidelines

The Architectural Control Committee (ACC) is responsible for reviewing all projects outside the home. The purpose of the ACC is to maintain the community as an architecturally harmonious, artistic, and desirable residential, upper-middle-class community. This set of guidelines is derived from the deed restrictions, and is designed to assist the homeowners in planning outdoor projects. If you have any questions about these guidelines, or home improvements in general, please contact an ACC member. The three members of the ACC are currently: Karen Austin (Chair), 759-8044/ bop_pie@yahoo.com, Robert Barnhart, 759-0930/ leah@core.com, and Darryl Murphy, 501-4707/dm@core.com.

Fences: Fences are limited to 4' high (or 4½' if scalloped), including posts. Fences may not extend past the front of the house. Chain link fences are not permitted. Privacy fences are not permitted. All fences must be submitted for approval. In general, split rail and picket fences are acceptable if they blend with adjacent lots.

Decks and Patios: Plans for decks and patios must be submitted for approval. In general, plans produced by professional builders are approved as submitted. The primary concerns are aesthetics and the quality of materials.

Walls: Plans for walls must be submitted for approval, except for stone edging blocks, landscape timbers, or similar materials used to edge flower beds.

Play Sets: Wooden play sets and playhouses must be submitted for approval. Metal swing sets are permitted, but not preferred. Plastic children's playhouses such as Little Tykes are permitted behind the home.

Pools: Above-ground pools are not permitted, with the exception of portable children's wading pools no deeper than 24 inches and no wider than 8 feet. Wading pools must be removed over the winter. Plans for in-ground pools must be submitted for approval, and must include fencing around the pool or the yard.

Ponds: Plans for decorative ponds must be submitted for approval. Ponds are only acceptable in the rear of the home.

Hot Tubs: Plans for hot tubs and enclosures must be submitted for approval.

Mailboxes: Replacement mailboxes and posts must be consistent with the overall community design, i.e. wooden 4x4 posts or plastic, heavy-duty box and post.

Sheds: No sheds of any type are permitted

Statuary: Lawn ornaments and statuary must be aesthetically integrated with landscaping. Freestanding items such as windmills and life-size deer are not permitted in the front yard. Significant sizes or quantities must be submitted for approval.

Landscaping: The only restriction on landscaping is that it must be maintained consistent with the community. Article 2, Paragraph 10 prohibits weeds, underbrush, and other unsightly growths or objects of any kind.

Other: No clotheslines are permitted except the removable umbrella type. No building materials or scrap may remain on the lot longer than 90 days. All improvements must be completed within one year from the start of construction. Trees may not be planted in the lawn between the street and the sidewalk. No doghouses or other such animal pens are permitted.

Neighborhood Events Coming Soon!

Rhonda Van Arsdale

I hope everyone had a wonderful summer! It is time to get out the OSU gear. Our first event this fall is a get together at Wings to Go on Thursday, October 26 from 6:00-8:00 pm. All BWF/MP homeowners will receive a 10% discount on their "dine in only" orders. Happy Hour is until 7:00 pm which includes drink and appetizer specials. Wings to Go is located at 1268 Hill Road North (in the Brookview Village Center close to Moments With Majesty). Come hang out with your neighbors and enjoy dinner!

We will NOT be having our annual Halloween Party for the kids this year. Our next kid event will be Santa's Visit, Sunday December 17th, 2006. We are in the process of planning new events for the year, but we need your input. Several ideas being discussed are an Adult Potluck, a Texas Hold'em Tournament, and, since our kids are getting older, we thought an outing for the "older" kids in the neighborhood would be nice. Please e-mail to me (frvanarsdale@netzero.com) any comments and/or suggestions you have on the above or for ANY type of social event.



ADVERTISE BELOW!
CONTACT@BWFMP.COM

Directory

President	Jim McGrath jmcgrath@insight.rr.com
Vice President / Welcome Wagon	Denise DeNunzio 759-9958 dkd@insight.rr.com
Treasurer	Curt Anderson 861-1206
Trustee	Diane Klein 307-0687 diane.klein@kingthompson.com
Trustee / Communications / Grounds	Sharon Lach 861-0325
Trustee / Secretary / Social Committee	Rhonda Van Arsdale 577-9337 frvanarsdale@netzero.com
Trustee / Special Projects	Wayne Whitehead wpje1W@yahoo.com
Architectural Control Committee Chair	Karen Austin 759-8044 bop_pie@yahoo.com
Architectural Control Committee	Robert Barnhart 759-0930 leah@core.com
Newsletter / Website	Jim Jackson 638-0805 contact@bwfmp.com

FALL CLEAN UP

The leaves have started falling and the air is getting colder. Let us help you clean up and get your yard ready for winter.

SERVICES

- Leaf removal
- Flower bed clean up
- Mulching
- Aeration
- Over seeding

LAWN AND LANDSCAPE MANAGEMENT

Give Nick a call at: 614-537-0286

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