



WINTER 2007

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

What a year! Think back for a minute about all the things that happened to you or your family during the last year, and I'm sure that you'll agree that we all had a BUSY year. With Thanksgiving here, we all have much to be thankful for. At this time of the year we start thinking about the cold, and what that does to our homes, and our wallets. If you have gas in your home (and I'm not talking about the teen-agers living there), you should check out this website:

<http://www.puco.ohio.gov/Puco/ApplesToApples/NaturalGas.cfm?id=4594>

It is the comparison site that allows you to save money on your gas provider! I'm not endorsing one over another, but I just signed my company up to MxEnergy, plan C, that locks in a price for 6 months at a fixed rate that is already lower than Columbia Gas' rate now. You can be sure that rates will increase again!

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Happy Holidays!

Food Drive for Pickerington Food Pantry

One of our Trustees, Rhonda van Arsdale, will be having a food drive for The Pickerington Food Pantry on December 8 and December 9. Rhonda is organizing this event in conjunction with Pickerington Christian Church's food drive. There will be a box on Rhonda's front porch to place your items in. The address is 12462 Thoroughbred Drive NW. The Food Pantry is in desperate need of the following items: canned products, especially canned meats (tuna, spam, treet, chicken, etc.), and items like Spaghetios, ravioli, stews and chili. Mac & Cheese, peanut butter and paper products are in big demand too. We would appreciate any help you can give. Thank you and have a Merry Christmas!

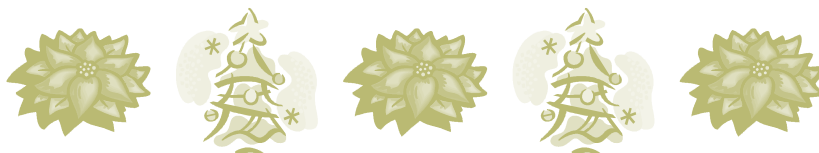
Annual Meeting Notification

The annual meeting of the Bentwood Farms/Mallard Pond Homeowners Association will be held Tuesday January 8 at 7:00 p.m. The meeting will be held at the Township Administrative Office, 12970 Rustic Drive, Pickerington, Ohio. Elections will be held for the two Trustee positions of HOA President, and HOA Secretary. In addition, the annual budget will be voted on. During the remainder of the year HOA meetings will be at 7:00 p.m. on the first Tuesday of each even-numbered month, also at the Township Offices.

The Bentwood Farms/Mallard Pond
Homeowner's Association
P.O. Box 745
Pickerington, OH 43147

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Pickerington, OH 43147



NOTES FROM THE PRESIDENT BY JIM MCGRATH (CONT.)

Our upcoming meeting in January will include the election of two trustees. We would like to have more involvement by our residents, so please consider this as a way to help. If you are an "idea" person, or just like to help, we'd love to have you meet with us. Also, the Fairfield County Sheriff's office is formalizing a "block watch" type patrol where residents could help with patrolling neighborhoods in provided vehicles. If this is something you would like to do, please contact me.

I believe I was told that we had 26 houses sell in our neighborhood in the last year. With all the houses for sale, we need to keep the area looking nice so maximum selling prices can be realized. If you are selling your house, please remind your realtor not to place signs at the entranceways except for when you are having an "open house". This also applies if you decide to sell it yourself. From what I understand, the sales value of the homes has been steadily increasing, proving that your home is a great investment!

One final thank you to all the Trustees and others who have helped our Association throughout the year - we cannot do it without you! Have a great Holiday Season.



Communications / Grounds

The baby-sitter list is only updated when someone calls me with a change or addition. Please review the list and call me, Sharon Lach with any changes.

The new phonebook should be ready by early spring. The volunteers on this committee will be hand delivering the directories.

The flower beds have been mulched and the trees trimmed. Due to several delays and scheduling conflicts, not all the flowers were planted this fall. Dirt and grass seed were added to the new sidewalk on Harlequin Street and the tough spots on Harmon Road. More gravel will be needed to repair the path around the pond in the early spring. Winter treatment was a weed and feed.

The spring schedule has been set and the plans are finished. Flowers will continue to be planted, weather permitting. Our lawn service (Tim Flaherty) has been looking for signs of the ash borer – so far, so good!

I'm getting frustrated with the amount of spray paint graffiti on the benches at the pond and bridge. It costs money and trustee time to repaint those areas every few months. I have been buying new trash cans to replace the ones stolen/burned and thrown into the pond.

On a Special Note: We do appreciate those considerate neighbors who pick up trash as they walk the pond, and the trash in the common areas. We trustees have an open door policy for comments and suggestions from homeowners. Call, e-mail, or visit our web site. The trustees will be voting on a new budget for next year and plans for special projects and improvements.

With winter coming, please remember these few (but important) tips.

- The snow plow driver is not responsible for knocking down your mailbox.
- Violet Township does not allow cars to be parked on their streets, here comes the snow plow again, your car is now buried. If (and it's a big one) the snow plow comes to a cul-de-sac, there's that car again, he either will not plow it, you guessed it, your car is buried again .
- When the pond freezes, please be sure there is at least 4 to 6 inches of SOLID ice before skating on it.
- I have one meow and woof-woof note. Cats will climb under your cars hood to keep warm from the engine if it's on the driveway. The next sound you hear may be a one-cat cat fight. Please keep this mind before starting your car. If you have an outdoor dog, during frigid weather, please put them in the garage or well insulated dog house, but not the one you put your husband in sometimes. I hope you will call me if you see any neglect of animals.
- Santa and his Elf will be visiting our community Sunday December 16th. The RSVP mailbox is on the Steeplechase Ave./Winners Circle corner before Refugee Road. This wonderful social event is the only family orientated gathering we do as a community. Without volunteers or families participating, we no longer have our regular events. These are social events paid for by your homeowner's dues. I have enjoyed being "Santa's" helper these last 12 years and I'm proud to have a neighbor who has been a part of this since our neighborhood was built about 17 years ago. Santa and I believe. I wish you a safe and happy holiday.

2008 Budget

The budget for 2008 will remain the same as it was for 2007. There will be a small carry over of funds into 2008 which helps with the loss of funds due to bankruptcies and some owners who fail to pay the yearly fee. The Homeowner's Association would like to thank the homeowners who pay their fee on time. For those who are moving, please be sure to let your real estate agent know about the yearly fee.

The Association has turned over non payments to a collection agency and has had good success collecting past-due amounts. The collection agency also reports all non payments to the major credit bureaus and will take legal action on behalf of the Associations by taking homeowners to court for collections. Court action can lead to foreclosure and sale of a home to collect association fees. All costs for collections are added onto the homeowners' yearly assessment along with interest charges. Although some might think this seems unfair or too extreme, we feel that \$80.00 per year is very reasonable and is no different than paying your gas or electric bill. No one would expect the electric company to simply say it's ok not to pay on time or at all.

To reduce mailing costs the association will send one billing notice and one additional notice for past due amounts. After the second notice all non pays will be turned over to the collection agency and liens will be filled.

Billing for 2008 will occur in January.

| | |
|----------------------------------------------------------------------|-----------------|
| Accounting Supplies (Checks, Stamps) | \$60 |
| Community Events (Easter, Santa, Scholarship) | \$1,500 |
| Electric (Entrance way lights) | \$1,200 |
| Grounds Special Projects (Tree replacements, gravel, light fixtures) | \$1,400 |
| Lawn Care (Mowing, mulching, tree trimming, trash pickup) | \$24,500 |
| Legal & Government Fees | \$1,400 |
| Insurance | \$1,040 |
| Mailing Supplies (Newsletter, annual dues) | \$1,100 |
| Taxes (Property tax) | \$1,000 |
| Legal Services | \$500 |
| Total | \$33,700 |
| Dues (421 Homes) | \$33,680 |
| Interest | \$250 |
| Total Income | \$33,930 |

Community Baby Sitting List

Adults:

- Stephanie Charache, Pacer Drive, 860-0227
- Morgan Goldberg, Paddock Court, 856-0818 (experienced nanny)

Teenagers: (Listed Under Parents' Name)

- Karen Brady - 866-1647
- Sheryl & Mike Lyman - 751-9614
- Megan Snare - 861-4150
- Chris Taylor - 866-0396

Call Sharon Lach at 861-0325 with changes or additions.

Neighbor News/Welcome Wagon

If you have new neighbors, let me know so I can send over a welcome packet for them! Below are some of the more recent additions to our neighborhood. Let's make them welcome.

| | |
|--------------------------|---------------------|
| Eric & Penny Osterman | 9138 Appaloosa |
| Robert & Amy Callahan | 9472 Derby Circle |
| Stevi & Chris Honaker | 9290 Harness |
| Brian & Kathryn Rogers | 12850 Pacer |
| Steven & Lisa Green | 9246 Pimlico |
| Edmond & Connie Landfeld | 9027 Saddlehorn St. |
| Kevin & Nicole Holland | 12590 Saratoga Lane |
| Brian & Amy Ellis | 12391 Thoroughbred |
| Dawn Kuehne | 12478 Thoroughbred |

If you have new neighbors in need of a Homeowner Welcome Folder, please contact Denise DeNunzio at 759-9958, or dkd@insight.rr.com.

Actions speak louder than words.

We've all heard the old sayings... "The more the merrier," "Many hands make light work."

Currently, we have seven trustees who are basically taking care of all the work that is required for our Homeowners' Association.

We would love to find a few good men and women who would help lighten the load. If we could just get a few people to each take over one task, it wouldn't be burdensome for any of us.

Here are the volunteer positions we are looking to fill at this time. Each item below represents only a few hours a month – maybe even less.

- **Take over Easter Egg Hunt** – This requires shopping for the Easter items, and coordinating set-up. We always have plenty of volunteers to man the stations, fill the eggs, and set-up/tear-down the egg-hunt area. Probably takes about 10 hours of your time in the spring.
- **Take over the newsletter** – The Trustees generally submit articles for the newsletter, and the newsletter itself is currently set up in Publisher, so this just requires some editing, and a little imagination. The newsletter is published four times per year.
- **Take over the website** – This involves uploading the newsletter, meeting minutes, and other miscellaneous items up onto the website in a timely manner.
- **Adopt a flower-bed** – We have two flower beds – one at the entrance at Harmon, the other on Bentwood Farms Drive. The HOA would, of course, provide money for the plants, so it would just require your time.
- **Architectural Control Committee** – due to some relocations, we need 2-3 people who are willing to review plans for fences, decks, home additions, etc. This position requires about an hour a month, on average.

In addition, we have two Trustee positions that will be voted on at the Annual Meeting in January, if you would like to run for President or Secretary of the HOA.

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 | Rhonda Van Arsdale 577-9337 frvanarsdale@netzero.com |
| Trustee / Special Projects | Wayne Whitehead wjpe1W@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 | Open |

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