



SPRING 2007

# THE DUCK & PONY SHOW

BENTWOOD FARMS / MALLARD POND  
HOMEOWNERS ASSOCIATION NEWSLETTER

[www.bwfmp.com](http://www.bwfmp.com)

## In This Issue

- Spring Easter Egg Hunt
- 2007 Budget Outline
- Notes from the President
- Community Yard Sale
- Bunco Anyone?
- Events Schedule
- Neighbor News
- Community babysitting list

## NOTES FROM THE PRESIDENT BY JIM MCGRATH

Hopefully you've survived the deep freeze, haven't lost too many branches on trees and didn't have a flood in your basement. Even if there were problems, we had it much better than many across the country who had several feet of snow, or hurricanes or torrential rains.

We have many, many children that play near our roadways, and with Spring coming the numbers will increase. Remind people that travel our roads to keep their speed down, and watch out for children.



Continued on Page 2

# Spring is in the air!

## Neighborhood Events Coming soon!

### Easter Egg Hunt

Believe it or not, it is time for our annual Easter Egg Hunt. The hunt will be held on Saturday, March 31st, from 1:00-2:00.

Please RSVP no later than March 23rd to allow time for the creation of goodie bags for the kids to take home. If you have any questions, please call Rhonda van Arsdale at 577-9337.



See the enclosed flyer for details.

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

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**NOTES FROM THE PRESIDENT  
BY JIM MCGRATH (CONT.)**

As our subdivision has aged, we seem to have a harder time getting our neighbors together for fun events. Previously well-attended functions have seen their numbers dwindle. Part of it is that many of our children are getting older, to the Junior High and High School ages. As they grow up, their social tastes and needs change. We would like to have events that families can attend again, but are having a hard time finding something that appeals to our busy households. We are always looking for suggestions and hope to plan something for later this year. Please email suggestions to any of the Trustees.



If you are a Senior in High School, please go to our website at [www.bwfmp.com](http://www.bwfmp.com) and fill-out our scholarship form if you are continuing your education. One worthy candidate will win a **\$1,000 cash scholarship!** It could be you! (See Page 3)

Annual Homeowner Fee Statements (\$80 per household) were mailed in January, with a due date of February 27. If you did not receive a statement, or need more information, please contact Curt Anderson at 861-1206.

Your prompt payment of your homeowner dues is very much appreciated. Repeated reminders cost all of us more money! Regretfully, last year we had to turn some homeowners over to a collection agency. This process costs the homeowner almost triple the original dues amount.

**2006 / 2007 BUDGET REPORT**

Expenses	2006 Actual	2007 Projected Expenses	
Accounting Supplies	\$ (57)	\$ 60	Checks, bank supplies
Community Events	\$ (400)	\$ 500	
Electric	\$ (1,179)	\$ 1,200	On going costs, no new improvements
Grounds Special Projects	\$ (9,680)	\$ 900	Side walks, trees
Grounds Maintenance	\$ (1,307)	\$ 500	Electric work, light bulbs, fence repairs
Insurance	\$ (1,015)	\$ 1,040	
Lawn Care	\$ (25,662)	\$ 24,500	Mowing, edging, tree trims
Legal/Government fees	\$ (1,293)	\$ 1,400	Lien fees & Legal items
Mailing Supplies	\$ (862)	\$ 1,100	Mailing Stamps & Paper supplies
Taxes	\$ (866)	\$ 1,000	
Scholarship	\$ (1,000)	\$ 1,000	
Legal Reserve	\$ -	\$ 500	
Return Checks & Fee	\$ (170)		
<b>Total Expenses</b>	<b>\$ (43,490)</b>	<b>\$ 33,700</b>	
<b>Income</b>			
Homeowner Dues	\$ 34,387	\$ 33,680	<b>421 @ \$80</b>
Other income	\$ 50	\$ 50	Community events, news letter
Interest	\$ 327	\$ 250	
<b>Total Income</b>	<b>\$ 34,764</b>	<b>\$ 33,980</b>	
<b>Net</b>	<b>\$ (8,727)</b>		
Ending Cash Balance	\$ 11,076	\$ 2,349	
Allowance for non pays		\$ 1,120	
<b>Net</b>	<b>\$ 2,349</b>	<b>\$ 1,509</b>	
<b>Total non pay outstanding</b>		<b>\$ 3,701</b>	Includes filling fees

**NEIGHBORHOOD UPDATE**

Bentwood Farms/Mallard Pond is a great place to live! If you happen to see these new neighbors, stop and say hello.

Does it seem like we have a lot of turn-over in our neighborhood? Sometimes it seems like there are “For Sale” signs all over the place! According to my records, we have 10% turnover on an annual basis (39 houses sold in the past year).

Over the past six months, houses averaged 96 days on the market. The longest on the market was 274 days; the shortest was 13 days.

Other good news: The average sale price for a house in our neighborhood is up about 3% versus a year ago.

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.

Jim & Karen Hixenbaugh	12089 Auburn Court
Betsy & Dan Vanwormer	12587 Bentwood Farms Drive
Beth & Steve Klamo	9025 Hialeah Court
David & Gretchen Anderson	12150 Mallard Pond Drive
Michelle Smith	12442 Bentwood Farms Drive
Max Byers & Bozana Zarate	12340 Teal Lane

**Community Baby Sitting List**

**Adults:**

Stephanie Charache (PM Kindergarteners), Pacer Drive, 860-0227

Teresa Harness, Harness Place, 755-2861

Kelly Marcum, Arabian Court, 861-9058

Tina Murphy, Derby Court, 501-4707

**Teenagers:**

(Listed Under Parents' Name)

Terry Anderson, Thoroughbred Drive, 861-1206

Laura Goslee (2 Teenagers), Saratoga Lane, 755-9567

**Bentwood Farms/Mallard Pond Scholarship Entry Information**

The Bentwood Farms/Mallard Pond Scholarship, established by the Bentwood Farms/Mallard Pond Homeowner’s Association is funded by the dues provided for the preservation and enhancement of the quality of life for residents of our neighborhood. The scholarship consists of a single \$1000 tuition grant to be awarded to a graduating high school Senior that is a resident of the Bentwood Farms/Mallard Pond Subdivision in Pickerington, Ohio, Violet Township. The purpose of this scholarship is to provide assistance to a deserving student in advancing his/her education. The scholarship may be applied to any type of schooling whether college, technical, business, or vocational post high school advanced training.

Application forms for the scholarship can be obtained from the Pickerington North and Central High School Guidance Departments, from members of the Bentwood Farms/Mallard Pond Homeowner’s Association Board of Trustees, or via the Homeowner’s Association Website [www.BWFMP.com](http://www.BWFMP.com) beginning in January of the application year.



**Bunco anyone?** Ladies, is anyone interested in an occasional Bunco game? If you haven’t heard of it, Bunco is an easy game played with dice. No skills are needed – it’s just for fun! I thought this might be a fun way for us to meet our neighbors.

Also, I mentioned in the last newsletter that we are trying to get the “Secret Sister” program going again. This is a “game” where we exchange names and give each other small gifts throughout the year. If you are interested in Secret Sister or Bunco, e-mail Denise DeNunzio at [dkd@insight.rr.com](mailto:dkd@insight.rr.com). For Bunco, please indicate your availability for evening or afternoon.

**Community Yard Sale**

It's time to turn our thoughts to Spring cleaning and clearing out unused items from our garages, basements and attics. Take advantage of this annual event that is advertised in three newspapers and brings a good number of bargain shoppers to your door. This year's community yard sale will be held on May 18<sup>th</sup> and 19<sup>th</sup>. On Friday, May 18<sup>th</sup>, sales will be from 9:00 a.m. until 2:00 p.m. to accommodate the morning school buses, and on Saturday, May 19<sup>th</sup>, from 8:00 a.m. until 2:00 p.m.

Signs will be placed two weeks prior to the sale weekend at our community's three entrances: Refugee/Mallard Pond; Refugee/Steeplechase; and Harmon/Bentwood Farms. Participants will want to place their own signs on Thursday night or Friday morning directing people to their individual homes. If you have any questions or suggestions, call Diane Klein at 759-0729.

**A Word of Thanks**

Twice a year our community puts on remarkable shows: one on Halloween and another at Christmas. Every year our family rides around Bentwood Farms and Mallard Pont to view the beautiful light displays many of you produce. I know a tremendous amount of work goes into this, and I just wanted to say "Thank You" for bringing a lot of smiles and joy to your neighbors.

**Monthly Neighborhood Association Schedule**

January 2, 2007	Annual Meeting
February 6, 2007	Monthly Meeting
February 27, 2007	Deadline for Homeowners' Dues
March 6, 2007	Monthly Meeting
March 31, 2007	Egg Hunt
April 2, 2007	Scholarship Application Deadline
April 3, 2007	No meeting, Spring Break
May 1, 2007	Monthly Meeting
May 18-19	Garage Sale
June 5, 2007	Monthly Meeting
July 3, 2007	Monthly Meeting
August 7, 2007	Monthly Meeting
September 4, 2007	Monthly Meeting
October 2, 2007	Monthly Meeting
October 13, 2007	Bonfire
November 6, 2007	Monthly Meeting
December 4, 2007	Monthly Meeting
December 16, 2007	Santa Visit

**Directory**

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

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