

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

Winter is here. I think we missed fall, it's either 100 degrees, or 40, no in-between! I guess it could be worse; at least we didn't get tornados or tsunamis hitting us. As you bunker down for winter, please remember to do your best to keep yards looking maintained, trash cans put away, trailers and boats and all the other items that you cannot keep at your house parked at their storage locations, so that the many people trying to sell homes have a nice neighborhood to welcome potential buyers to. Some day, we will all be selling our home, and it is nice to hear realtors tell us that this is a well-kept neighborhood. It does have an effect on selling prices.

After living here for almost 17 years now, it was nice to have the Sunny 95 neighborhood party here in our subdivision. It reminded me of when we first began, all the get-togethers we would do for the kids, where we could hang out with neighbors, see people that lived on other streets that we didn't normally get to see and just have fun. This party was like that, with neighbors from all over coming together to get free food, listen to some live music, get free stuff handed out by local businesses, and just relax for an evening. It seems that we have gotten so busy that we are almost forced to stop and do things like this. If you didn't get a chance to come that night, you missed a terrific event. It was great to see many of you that I don't normally get to see, and to meet new neighbors. Hopefully, everyone had a good time. I'm sure if it is offered to us again, we will jump at the chance. Thank you to all that made it happen. This is a result of several neighbors who talked up our neighborhood, and we all benefitted from it. If you have suggestions of things that we can do, we are always open to it.

One other note, we have decided to discontinue the scholarship program due to a lack of interest and also to help with our bottom line. Have a great winter, for those of you with little ones, Santa will be coming! Don't forget to turn in the request to have him come to your house.



Happy Holidays!



We would like to take this opportunity to thank Jim McGrath for his years of service to our community.

Jim has served as President of our Homeowners' Board of Trustees for 13 years, and has been instrumental in keeping our community looking nice and keeping our annual homeowners dues to a minimum.

THANK . YOU . JIM !!

Annual Meeting Notification

The annual meeting of the Bentwood Farms/Mallard Pond Homeowners Association will be held Tuesday January 4 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 President, Secretary, and a Trustee position. Please consider giving a little of your time and become a member of our Board.

We will also be voting to approve the annual budget.

During the remainder of the year HOA meetings will be at 7:00 p.m. on the first Tuesday of each even-numbered month at the Township Offices.



Keeping *perspective* and *focus* is critical to clear and rational decision-making during these trying economic times.

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BWFMP Sunny 95

Sunny 95 chose our neighborhood to be one of this year’s sites for their summer party. It was a huge success! When organizers were looking for a neighborhood location (which happened to be on Cinco de Mayo), they knew they had found the perfect spot when they saw Bob Jones on Mallard Pond, sitting near the street, wearing a sombrero and sipping margaritas. He was waiting for other neighbors to join in after work to celebrate the day.

Sunny 95 representatives placed banners at the entrances a few weeks in advance, but the most effective notices were the small signs placed throughout BWFMP a few days before the event. The organizer said they plan food for 500-600 people and they ran out ... so that is a pretty good gauge that the event went as planned!

Several of our Board members were at the event, making sure that everyone was having a good time. Jim McGrath, Curt Anderson and Barry Niemeyer circulated through the crowds, while Sharon Lach and Maureen Bachman set up a pop-up tent with informational fliers and a Parking Pass sign-up sheet.

There were fun activities for the kids and numerous vendors had booths with giveaways, door prizes and lots of great food.

Hopefully, though the event now rotates each year, we’ll be in contention again in a few years and more members will join us for a great family time!



PCMA Food Pantry of Pickerington

Those of you who read this newsletter know that we are big fans of our local food pantry. We hope you will take a moment to support their Third Annual Plaza of Lights Holiday fundraiser, which runs through December 31. This year the pantry has seen a large increase in the number of new clients seeking assistance. Many of them never thought they would have to reach out to a food pantry, but have been victims of the recent economic downturn and find themselves unemployed or underemployed.



For a donation of \$5.00, residents can buy a light to decorate the trees in the plaza outside the food pantry. The minimum donation to buy an entire strand of lights is \$125.00. As the donations come in, additional plaza lights will begin to glow, representing the community’s commitment to those in need.

“PLAZA OF LIGHTS” DONATION FORM

PCMA FOOD PANTRY OF PICKERINGTON
P.O. BOX 914, PICKERINGTON, OH 43147

NAME: _____

ADDRESS: _____

PHONE: _____

DONATION AMOUNT: _____ (CHECKS MADE PAYABLE TO: PCMA FOOD PANTRY OF PICKERINGTON)

IN MEMORY OF / RECOGNITION OF: _____

THANK YOU!

Save The Date: BWFMP Spring Garage Sale is May 13th & 14th 2011

Time: 9am-3pm Friday & Saturday

The fall sale was a huge success! Thanks to all who participated. The signs and arrows put out by individuals were great and comments from people who came to my sale were really positive. Though we advertise a start time of 9 am, (to help eliminate the congestions when school is in session), shoppers were still out at daybreak and many garage sales opened early. Surprisingly, Friday is the bigger day. I stay open later because people keep coming. Saturday was very busy, too, but the traffic had slowed by 3pm.



It is well worth the time and effort to put together a sale. I made a few extra dollars and still had enough left to donate to my favorite charities. Many charities will come and pick up your donation. We can provide that information.

Please mark your calendars and talk to your neighbors about our spring sale The BWFMP Community signs are put out two weeks in advance with additional signs and flags added on sale days. Ads are put in the Dispatch, This Week, (print and online), Pickerington Sun and Craig's List. Many people mentioned they saw the BWFMP ad on Craig's List. Our ads drew so much traffic that some of our neighbors decided to participate on Saturday. Craig's list is a great place to advertise your individual sale and list items of particular interest and it is FREE! (See Garage Sale Tips for details).

Because the BWFMP ads are drawing the traffic for the sale, it is really important to have members participate or we will lose the momentum. This is one of our biggest community efforts, at the present time, and we'd like to continue for your benefit and that of your neighbors! It is a great way to make friends and welcome spring cleaning.

If you have any comments or suggestions, please feel free to call or contact Maureen Bachman 614-560-9181; mbachman@insight.rr.com.

2011 Budget & Dues Reminder

The Home Owner Association expenditures continue to be within estimated budget allocations. You will be receiving a Dues Statement in January—HOA fees are due on February 28. If you do online banking, please indicate your address in the “memo” section, along with a phone number. The Trustees would like to thank the homeowners who promptly pay their yearly dues. Prompt payment reduces mailing and legal costs. The HOA does refer non-payments to a collection agency, which nearly triples the cost and goes on your credit report. The Trustees also understand that unforeseen circumstances may lead to putting off the dues and we encourage homeowners to work with the association to avoid legal and collection actions.

**Bentwood Farms-Mallard Pond Home Owners Association
2011 Budget**

Expenses

Accounting Supplies	\$50	Checks, bank supplies
Community Events	\$25	
Electric	\$1,250	
Grounds Maintenance	\$7,700	Electric work, light bulbs, fence repairs
Grounds Special Projects	\$5,000	Sidewalks, trees, new fencing
Lawn Care	\$17,000	General mowing & Landscaping work
Insurance	\$1,100	
Legal/Government fees	\$400	
Mailing Supplies	\$500	Mailing Supplies, Billing
Taxes	\$1,100	
Return Checks & Fee	100	
Total Expenses	\$34,225	

Income

Homeowner Dues	\$32,800	
Other income	\$280	Community events, newsletter ads
Interest	\$8	
Total Income	\$33,088	



Salvation Army Angels

For the past 15 years, Michele and Marc McTeague have been helping the Salvation Army Angel Program.



This program serves needy children in Southeast Franklin and Fairfield Counties. These kids are the neediest of the needy. Foster parents are paid to take care of these kids, but aren't given money to provide them with anything but the basic necessities. This sometimes results in these kids watching their foster family opening gifts on Christmas morning while not getting anything themselves

How you can help: Adopt a child ... or two ... or three. Buy some of the items on their wish list. Put it all in a big bag, label it, and then drop it off at the McTeagues' (in Ashley Creek). Or, if you prefer, you can donate a single toy, and it will be added to others to create a bag for a child.

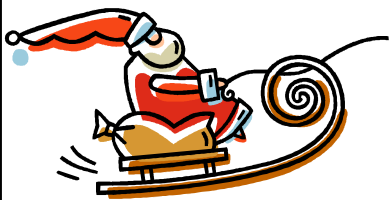
Last year Marc's group was able to help over 600 children. And, just so you know, the SA does "needs testing" so these aren't simply "lazy" families. Additionally, if the family is enrolled in another program (such as Shop with Cops, etc.), they aren't allowed in the Angel program.

As Marc says, "There are many charities that help out the unfortunate at Christmas, but this is the only one I know of that is so direct and impactful. When you adopt an Angel, it's much different than just putting money in a bellringer's bucket."

If you would like to help the McTeague's reach their goal, and put some joy into the heart of a child this Christmas, please contact them at mmcteague@bhmins.com. Donations need to be given by December 15 in order to be distributed to the children by Christmas.

Directory

President	Jim McGrath 575-1004 jmcgrath@insight.rr.com
VP / Welcome Wagon / Newsletter	Denise DeNunzio 759-9958 dkd@insight.rr.com
Treasurer	Curt Anderson 861-1206
Trustee	Maureen Bachman 560-9181 mbachman@insight.rr.com
Trustee / Communications / Grounds	Sharon Lach 861-0325
Trustee / Secretary	Rhonda vanArsdale 577-9337 frvanarsdale@netzero.com
Trustee / Special Projects	Barry Niemeyer 354-0231 liamnick@yahoo.com
Architectural Control Committee Chair	Open
Website	Steve DeNunzio 759-9958 denunzio@insight.rr.com



**Santa Claus is coming to ...
Bentwood Farms & Mallard Pond!**

Sunday, December 19th
11 A.M. - 7 P.M.

If you wish to have a visit from Santa, please fill out this form and place it in the "Santa" mailbox at the corner of Steeplechase and Winners Circle by Friday, December 10th.

YES! We would like Santa to visit our house!

PARENTS NAMES _____

CHILDREN'S NAMES & AGES _____

ADDRESS _____

PHONE _____

PREFERRED TIME FRAME (2 HOURS) _____

You will be called with an accurate time before the visit.
Contact Tony Pahls (864-9596) if you would like Santa to deliver your gift to your child.
Any other questions, please call Sharon Lach at 861-0325.

