



**To:** Members of the Dublin City Council  
**From:** Marsha I. Grigsby, City Manager *MIG*  
**Date:** February 21, 2013  
**Initiated By:** Charlotte Colley, Management Assistant  
**Re:** Beautify Your Neighborhood Grant Funding Recommendations

## Background

The 2013 Beautify Your Neighborhood grant application deadline was January 11, 2013. Staff received three completed applications from the following associations: Post Preserve, The Woods of Indian Run, and Lochslee Condo Association. The total amount of grant funds requested from the three applicants is \$14,686.95. The approved 2013 budget for the Beautify Your Neighborhood Grant program is \$32,000.

On February 11, 2013 the Community Development Committee of Council reviewed the 2013 applications, and made funding recommendations including conditions for each of the three applications. (Attached are the grant funding recommendations and conditions documents as well as the 2013 BYN grant applications. Hard copies of all applications can be found in the Council Planning conference room along with additional supporting information.)

## Additional Information

The Committee inquired about the total number of acres contained within the project area located in Reserve A of the Post Preserve subdivision. This property is owned by the City and maintained by the Homeowners Association. It consists of a total of 2.370 acres (two parcels). There is an additional parcel that is not included in the project area consisting of .307 acres, bringing the total area to 2.677 acres.

Staff has also included a map depicting the future 161/33 interchange improvements that will eliminate the Post Preserve Boulevard entryway onto Perimeter Road. The proposed landscape beds in the Post Preserve application overlay the most current aerial view of this area. There is also a red box, taken from Engineering plans for the future interchange improvements, which shows the work zone for this project. The work zone overlaps the proposed and existing landscape beds in areas A, B and C. There is no guarantee that the existing bed will or will not be impacted by the future work, but it was the preference of the Community Development Committee that new landscape beds be placed outside of this work zone. Staff will coordinate with the applicant to ensure the beds are located in more appropriate places.

The Committee also requested information about the City's policy for waiving sign permit fees for Homeowners Associations (HOAs). It is not the City's policy to waive sign permit fees for HOAs.

## Recommendation

The Committee recommendations are presented for Council's consideration at the February 25<sup>th</sup>, 2013 Council meeting.

**2013 Beautify Your Neighborhood Grant  
Application Funding Recommendations and Conditions**

**1) Post Preserve – Recommended for Approval**

- Create a visible scenic, park-like setting along Post Road/Hyland-Croy Road in Reserve A.
- Installation items include new landscape beds, installation of some trees, construction on connector channel between two existing storm water retention basins, improved/enhanced landscaping, and repurposing of damaged stacked stone wall.

Average BYN Grant Selection Criteria Score: 24

Total grant amount requested: \$5,000.00

Total project cost: \$15,430.22

Match amount: \$10,430.22

In-kind donations: \$300.00

Volunteer: Yes, volunteers will be aiding in relocation of existing perennials, installation of shrubs and grasses as well as planting new perennials, shrubs and installing mulch.

National Wildlife Federation Certification: Yes

Community Development Committee Recommended Funding: [\\$5,000.00](#)

Community Development Committee Recommended Conditions:

- Relocate stacked stones in Area D landscape bed to another location that is outside of the City right of way.
- Contact the City's Finance Department to create a maintenance agreement for proposed landscape bed/Area D that is located within City right of way.
- Work with City staff to ensure landscape beds within Areas A and B, along Post Preserve Blvd, are located in areas that will not be negatively impacted by the future 33/161 intersection improvements which include the removal of this entryway onto Perimeter Road.

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**2) The Woods of Indian Run – Recommended for Approval**

- Refresh entryway landscape bed along Coffman Road to provide more aesthetically pleasing appearance.
- Remove row of older boxwood shrubs to ensure entry sign will once again be visible
- Transplant some existing landscape material from existing bed to areas in Indian Run Park (currently maintained by Association per agreement with City)

Average BYN Grant Selection Criteria Score: 20

Total grant amount requested: \$4,806.95

Total project cost: \$9,613.91

Match amount: \$4,806.96

In-kind donations: N/A

Volunteer: Yes, volunteers will assist with transplanting any useable plant material from landscape bed within the project area to Indian Run Park, which is maintained by the Association per an agreement with the City.

National Wildlife Federation Certification: No

Community Development Committee Recommended Funding: \$4,806.95

Community Development Committee Recommended Conditions:

- The Committee requests that the HOA create an agreement that will be signed by all property owners, where landscape bed/project area is located, affirming their willingness for the Association to engage in landscape work in the project area located on their individual properties. *(The Association has assumed maintenance of this area for many years, although no formal contract or agreement has been created.)*
- Change the maiden grass selection to another grass, due to its potentially invasive nature. (Suggestions: Shenandoah or Heavy Metal Switch grass or Prairie Dropseed)
- Work with City staff to create a mutually acceptable landscape design for the proposed project location

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### **3) Lochslee Condo Association – Recommended for Approval**

- Plant trees near the association's entryway
- Remove old entry sign and replace with a new, more clearly visible angled sign
- Install lights for sign
- Remove old shrub material and replace new shrubs, perennials and annuals
- Install new shrubs around community mailboxes

Average BYN Grant Selection Criteria Score: 23

Total grant amount requested: \$5,000

Total project cost: \$12,980

Match amount: \$7,980

In-kind donations: \$380.00

Volunteer: Yes, volunteers will assist with painting, mulch installation, and watering and weeding new plant material after installation. Volunteers will also install and remove any holiday decorations from proposed sign on an annual basis.

National Wildlife Federation Certification: Yes

Community Development Committee Recommended Funding: \$5,000.00

Community Development Committee Recommended Conditions:

- Continue to work with Planning staff to obtain the necessary Planning and Zoning Commission approvals and sign permits
- Change the maiden grass selection to another grass, due to its potentially invasive nature. (Suggestions: Shenandoah or Heavy Metal Switch grass or Prairie Dropseed)
- Work with City staff to ensure that shamrock design on proposed sign meets acceptable design standards



**Community Development Committee of Council**  
Monday, February 11, 2013 – 5:30 p.m.  
Council Chambers

Agenda

- Call to Order
- Review of 2013 Applications for Beautify Your Neighborhood Grants Post Preserve, The Woods of Indian Run, and Lochslee Condo Association.
  - Post Preserve
  - Woods of Indian Run
  - Lochslee Condominium Association
- Committee Discussion and Recommendations
- Adjourn

## 2013 Beautify Your Neighborhood Grant Application Scores and Staff Comments

### **1) Post Preserve**

- Create a visible scenic, park-like setting along Post Road/Hyland-Croy Road in Reserve A.
- Installation items include new landscape beds, installation of some trees, construction on connector channel between two existing storm water retention basins, improved/enhanced landscaping, and repurposing of damaged stacked stone wall.

Average BYN Grant Selection Criteria Score: 24

Total grant amount requested: \$5,000.00

Total project cost: \$15,430.22

Match amount: \$10,430.22

In-kind donations: \$300.00

Volunteer: Yes, volunteers will be aiding in relocation of existing perennials, installation of shrubs and grasses as well as planting new perennials, shrubs and installing mulch.

National Wildlife Federation Certification: Yes

Proposed Staff Conditions:

- Work with staff to move landscape bed with stacked stones in Area D out of the right of way.
  - If Association would like landscape bed to remain in place then staff request that stacked stones be moved to a different location to avoid any potential right of way encroachment issues.
  - If landscape bed remains in Area D staff request that the Association contact the City's Finance Department to create a maintenance agreement.
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### **2) The Woods of Indian Run**

- Refresh entryway landscape bed along Coffman Road to provide more aesthetically pleasing appearance.
- Remove row of older boxwood shrubs to ensure entry sign will once again be visible
- Transplant some existing landscape material from existing bed to areas in Indian Run Park (currently maintained by Association per agreement with City)

Average BYN Grant Selection Criteria Score: 20

Total grant amount requested: \$4,806.95

Total project cost: \$9,613.91

Match amount: \$4,806.96

In-kind donations: N/A

Volunteer: Yes, volunteers will assist with transplanting any useable plant material from landscape bed within the project area to Indian Run Park, which is maintained by the Association per an agreement with the City.

National Wildlife Federation Certification: No

Proposed Staff Conditions:

- Staff request that the HOA create an agreement that will be signed by all property owners, where landscape bed/project area is located, affirming their willingness for the Association to engage in landscape work in the project area located on their individual properties. *(The Association has assumed maintenance of this area for many years, although no formal contract or agreement has been created.)*
- Staff are recommending that the Association switch out the maiden grass selection to another grass, due to its potentially invasive nature. (Suggestions: Shenandoah or Heavy Metal Switch grass or Prairie Dropseed)
- City staff worked with the applicant to create a landscape plan for the project area, which included more native species, but the Association decided to stay with their original plan. Both sets of plans have been submitted for review. Staff are recommending that the Association include more native species in their plant material selections if possible.

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**3) Lochslee Condo Association**

- Plant trees near the association's entryway
- Remove old entry sign and replace with a new, more clearly visible angled sign
- Install lights for sign
- Remove old shrub material and replace new shrubs, perennials and annuals
- Install new shrubs around community mailboxes

Average BYN Grant Selection Criteria Score: 23

Total grant amount requested: \$4,880

Total project cost: \$13,980

Match amount: \$9,100

In-kind donations: \$300.00

Volunteer: Yes, volunteers will assist with painting, mulch installation, and watering and weeding new plant material after installation. Volunteers will also install and remove any holiday decorations from proposed sign on an annual basis.

National Wildlife Federation Certification: Yes

Proposed Staff Conditions:

- Staff have requested that the Association work directly with Planning staff to discuss the necessary Planning and Zoning Commission application/approval and sign permits
- Staff are recommending that the Association request the total amount of funding, \$5,000.
- Staff are also recommending that the Association switch out switch out the maiden grass selection to another grass, due to its potentially invasive nature. (Suggestions: Shenandoah or Heavy Metal Switch grass or Prairie Dropseed)



# Beautify Your Neighborhood Matching Grant Application

Please review the program guidelines and requirements before completing this application.

## I. Applicant Information

a) Association Name:

PARK PLACE Post Preserve HOA

b) First-time applicant?

Please circle **Y**

c) Project Leader:

MARIAN VORDERMARK

Office Held:

PRESIDENT

d) Address:

6834 Stillhouse Lane Dublin Ohio 43016

e) Telephone:

614-579-7904

E-mail:

Mvordem@columbus.rr.com

## II. Project Information

a) Briefly describe the **Beautify Your Neighborhood** project including the location, existing conditions, specific need and public benefit. Include any project planning documents such as landscaping drawings, plans, maps and/or pictures of project area, etc.

\* SEE ATTACHED INFORMATION \*

b) Parcel number of proposed project area (can be obtained using GIS on City website at (<http://maps.dublin.oh.us/dubscopy/>)).

PID # 1470000011613

PID # 1471302001000

c) Provide information demonstrating the neighborhood's commitment to implementing the project, such as a survey or list of residents who have pledged support and assistance for the project. Also include the volunteer hour commitment of the Association members and specify how those hours will be used during project implementation.

\* SEE ATTACHED \*

d) Describe how the project has taken into consideration any elements that would positively and/or negatively affect the surrounding environment. Does the Association intend to certify the project through the National Wildlife Federation as a Community Garden? (Please see informational flyer)

NATIVE PLANTINGS PROVIDE FOOD AND ATTRACT Humming Birds, Song Birds & Butterflies

THE ASSOCIATION HAS SPOKE TO MIMI MIGLIORE AND HAS STARTED

2013 City of Dublin Beautify Your Neighborhood Grant Application

THE COMMUNITY GARDEN CERTIFICATION PROCESS. Complete Application EXPECTED TO BE SUBMITTED BY APRIL 2013 TO NWF.

## Beautify Your Neighborhood Matching Grant Application (pg.2)

### III. Funding Information

a) Estimated Total Project Costs: \$15,430.22 (BEFORE SALES TAX)  
 Who provided this cost estimate(s)? DAVE HOLMES YARDMASTER of Columbus  
 (Name, Title, Agency)  
614-348-1603  
 (Phone Number)

b) Total amount of funds requested: MAXIMUM AMT. AVAILABLE

c) Association 100% match, and any additional amount above 100% of grant request:  
ASSOC WILL MATCH DUBLIN GRANT AND COVER ADDITIONAL COSTS OF PROJECT.

d) Total amount to be donated through in-kind donations and/or cash assistance: \_\_\_\_\_

Association dues and/or cash donations - \_\_\_\_\_  
 In-kind donations such as professional services or donated materials - \$380.00

e) Itemized cost estimates:

Item	# of Units	Cost/Unit	Total
<i>Example:</i>			
Soil	10 cubic yards	\$40	\$400
One gallon shrubs	14	\$10	\$140
Contracted service	8 hrs of labor	\$50	\$400
<i>Total</i>			\$940

f) Please include:

- Association budget reflecting the ability to meet 1:1 matching requirements;
- Documentation reflecting the Association's current spending on landscape and landscape maintenance;
- Bank documents reflecting what the Association has in reserve, to demonstrate the ability to provide maintenance and upkeep for the proposed project;

*\*\*\*Please remove all account numbers from any bank statements that are submitted as part of the grant application.*

## 2012 City of Dublin Beautify Your Neighborhood

### Matching Grant Application - Post Preserve Reserve A II. Project Information

Post Preserve is a part of the Park Place/Post Preserve Homeowners' Association. *Park Place* Reserve A area did receive a BYN Grant in 2010. It has been decided that because Post Preserve has a separate entry, it would be eligible for a BYN Grant in 2012. The property is owned by the City of Dublin, but the PP/PP HOA is responsible for all maintenance of the Reserve, including the pond, the two aerators, the irrigation pump for the well, landscaping and irrigation to beautify the area along Perimeter/Post Road.

Project—Proposal: **Create a *Visible Scenic, Park-Like Setting* at a significant “Point of Entry” location of high interest , in a bleak undeveloped area of Dublin.**

Post Preserve Reserve A is located east of Rte 33/161 Interchange, on the north side of Perimeter Road, between Hyland-Croy Rd. and Post Rd. junction. While some elements exist for a park-like setting, due to the speed of the traffic, the curve of the road, and the elevation of the expanse of the lawn, the enhancements are distant and not noticeable on Perimeter Rd.

While undertaking this project and meeting with various City staff members over several years to achieve past, current and future plans and suggestions, our original simple proposal of “**Scenic Area with Footpath Bridge Over Creek**” submitted 8/29/12 became much more complicated and expensive.

1. **Beautification: Landscape design plan of 2003 was not implemented;** hence the empty lawn space along Perimeter Rd. **The missing landscape bed closer to the sidewalk is being installed. (D)**
  - a. **Over 40 trees were not planted;** no “preserve” was created. Seven tree replacements took place in 2012. **Three bald cypress will be installed. (E)**
  - b. Removed large diseased trees and failing pines. (There are wet areas in rear due to poor drainage to neighbor's pond. This will need to be addressed in future.)
2. **Functionality:** Established there was “one” large pond on original plan; not two ponds separated by swale, with no channel, as has existed for many years.  
A channel needs to be dug. Established the existing well with a pump in the small pond area will improve the overall pond level.
3. **Functionality:** Established the large pond area was originally intended as storm water retention with an influx of fresh water. Established this storm water has been re-directed. Hence, the large pond area currently only fills with rain water.  
**Construction of a Connector Channel is included in proposal (F):**
  - a. **The Pond Feature is no longer visible to Perimeter Rd & Post Preserve Entry** since the pond is over one foot low most of the time.
  - b. **The Entry Fountain/aerator feature is not visible to Perimeter Rd.**
  - c. **Wildlife habitat is at risk in low level of pond.**

- d. Low level requires turning off aerator; no water movement causes mosquito breeding and increased vegetation.
  - e. Low level requires extra vegetation control, & extra hand mowing expense.
  - f. Established the *City will not dig a Connector Channel* to address this revised design flaw.
4. **Beautification: West entry corner will be landscaped (A)** since it was established it was annexed into Post Preserve (11 foot depth).
  5. **Beautification: Entry Marker Area plantings will be enhanced (B)** redirecting the plantings downward toward Perimeter Rd., surrounding the marker, replacement of a few perennials and placement of an eye catching Blue Spruce above pond. Annuals will continue.
  6. **Beautification: Existing Hilltop Planting Bed will be enhanced (C)** by a matching Blue Spruce, to draw the eye toward the only open pond view. Two other blue spruce, and other shrubs will be redirected downward toward Perimeter Rd. There will be a backdrop of 3 crabapples, sycamore, yews. A bench will be installed lowered facing toward the pond, away from any utilities. (It is the backside of this planting bed facing the pond where the rock wall is failing.
  7. **Beautification/Rehab: Stacked stone wall being removed and recycled to new tiered planting bed. (D)** Additional soil will added and compacted on the back side of the existing bed where the stone wall was removed.
  8. All current easements are addressed, including overhead Ohio Electric wires & gas. City Forester has been consulted regarding planting under overhead wires.
  9. Future development Plats are addressed for sidewalk, road, utility changes.

Public Benefit: **“A more completed, functioning scenic park”**

**Ability to provide the City of Dublin with a “scenic park” before June 1, 2013 at this “Point of Entry” to the City on this important corridor.** This area is now active with *prospective developers* for the West Business District, the Ohio University School of Medicine complex, Dublin Methodist Hospital and Dublin Springs. There is frequent traffic to restaurants and services at Perimeter and Avery Road. Post Preserve Reserve “Scenic Park” can complement the community effort to enhance the overall environment and sustainable landscapes.

The *President’s Cup Golf Tournament 2013* visitors will be in our area traveling to Avery Road services from V.I.P. Parking and Shuttles. The Reserve “Park” will be established with irrigation for four months, with expected annuals fall color at appropriate locations.

There are *frequent walkers, runners and bicyclists from businesses along Perimeter* with no close by park destination. This "scenic park" will get used. There is an existing walking path winding around the Reserve, including along side the pond area near Post Road, for a relaxing walk. The new "stream effect" will be an attractive addition. Eventually, there is a plan for more trees and a footpath bridge (G) for interest and effect. When the bridge is put in place, there will be more inviting pathways off Perimeter.

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Due to the cost factor of about \$10,000 , the Wooden Footpath Bridge (G) over the Connector Channel, which we feel is a significant design feature for this area, (including trees and pathways) will need to be postponed because of the unexpected cost of the Connector Channel.

Prepared by Marian Vordermark, President

Park Place/Post Preserve Homeowners' Association 12/31/12

[mvorderm@columbus.rr.com](mailto:mvorderm@columbus.rr.com)

614-579-7904



Area A



West Entry Corner facing North



West Entry Corner looking Northwest



West Entry Corner looking West

Area B



Entry Bed Marker facing West



Entry Bed Marker looking North

Area C



Existing Bed looking East



Existing Bed looking Northwest

Area D



New Bed Location facing North

Area F



Proposed Channel facing West (1)



Proposed Channel facing West (2)

Area G



Proposed Foot Bridge Location facing Northeast

Low Water Pictures



Low Water in West Pond – November 2010 (1)



Low Water in West Pond – November 2010 (2)

# VIBURNUM PLI TOM SHASTA

## SHASTA DOUBLEFILE VIBURNUM

Height: 6-7 Feet Tall  
Spread: 8-10 Feet Wide  
Color: white flower  
Light: Full Sun  
Zone: 5

Height: 6-7 Feet Tall  
Spread: 8-10 Feet Wide  
Color: white flower  
Light: Full Sun  
Zone: 5



Strong horizontal habit with very large, lacecap-type flowers in May. Profuse bloomer.



## **TAXODIUM DISTICHUM**

### **COMMON BALDCYPRESS**

Height: 50 Feet Tall  
Spread: 20-30 Feet Wide  
Color: bronze fall color  
Light: Full Sun  
Zone: 4



The unique characteristic of this tree is its evergreen appearance, when its actually deciduous. Bright green foliage has a fine texture. Will tolerate dry conditions to standing water.



## **SPIRAEA NIP SNOWMOUND**

**SNOWMOUND SPIREA** Height: 3-4 Feet Tall

Spread: 3-4 Feet Wide

Color: white flower

Light: Full Sun

Zone: 4

Height: 3-4 Feet Tall

Spread: 3-4 Feet Wide

Color: white flower

Light: Full Sun

Zone: 4



Dwarf, rounded shrub with an abundance of pure white flowers in May. Plant in full sun.



# **SCHIZACHYRIUM SCO BLUE HEAVEN**

## **LITTLE BLUESTEM GRASS**

Height: 4-5 Feet Tall

Spread:

Color: blue flower

Light: Full Sun



Zone: 3

Dark blue, upright foliage turns purple and then red in the fall. Plumes from August to September.

**PICEA PUN BAKERI**  
**BAKERI COLORADO SPRUCE**

Height: 30 Feet Tall  
Spread: 15-18 Feet Wide  
Color: blue foliage  
Light: Full Sun  
Zone: 2



Smaller, symmetrical form grafted for consistent blue color.



**ILEX VER RED SPRITE**  
**RED SPRITE FEMALE HOLLY**

Height: 3-4 Feet Tall  
Spread: 3-4 Feet Wide  
Color: white flower  
Light: Part Sun Shade  
Zone: 4



A profusion of bright red berries brighten the winter landscape providing food for birds. This dense, compact variety is very hardy and is deer resistant.

## **HYDRANGEA PEEGEE**

### **P G HYDRANGEA**

Height: 8-10 Feet Tall

Spread: 8-10 Feet Wide

Color: white flower

Light: Full Sun

Zone: 4



Very large, white flowers on panicles up to 18" long bloom in July and August. Blooms turn pinkish with age. May be pruned to produce fewer but larger blooms and to maintain shrub size or may be trained as a tree.



**CORNUS ALBA ELEGANTISSIMA**  
**ELEGANTISSIMA RED TWIG DOGWOOD**

Height: 8-10 Feet Tall

Spread: 6-7 Feet Wide

Color: white flower

Light: Part Sun Shade

Zone: 2



Leaves are green, edged in creamy-white. Bright red stem color lasts all year long. Spread is variable, ranging from 5 to 10 feet.



**CHAMAECYPARIS PIS GOLD MOP**  
**GOLD MOP FALSECYPRESS**

Height: 2-3 Feet Tall  
Spread: 4-5 Feet Wide  
Color: yellow foliage  
Light: Full Sun  
Zone: 5



Evergreen shrub selected for its soft, bright yellow foliage. Slow growing.



**CHAMAECYPARIS PIS GOLD MOP**  
**GOLD MOP FALSECYPRESS**

## **CALAMAGROSTIS ARU OVERDAM** **OVERDAM FEATHER REED GRASS**

Height: 4-5 Feet Tall  
Spread: 2-3 Feet Wide  
Color: variegated foliage  
Light: Full Sun  
Zone: 5



Striped foliage with erect, feathery plumes in June. Purplish seed heads turn tan as they age.



## Creek Channel Installation

Objective: To re-connect 2 ponds which were intended to be one pond in original plan. Channel will reduce the stagnant standing water created by high water and correct the low pond levels during drier times of the year. Wildlife habitat and aesthetic value of the ponds will also be improved. The water level will be maintained using the existing refill pump which currently only maintains the water level in one of the 2 existing ponds. Site measurements indicate that the current sensor for the refill pump is approx 12" below the overflow grate located between both ponds. This allows the water level of each pond to be equal.

- Approximately 210' in contoured length
- 4 to 1 slope on grade of channel will be maintained
- 30" with horizontal bottom of the channel
- Grading of the channel spoils along the channel
- Seeding of disturbed areas using Teamates Plus Seed
- Starter Fertilizer applied at the time of seeding
- Starter Fertilizer applied 3-4 weeks after seeding
- Straw Matting laid over seeded areas
- Staw Matting pinned using sod staples

The cost to install this channel as specified = \$4,700.00

11/21/12 RESEARCHED & GIVEN BY FRED HAHN

### Water Well Log and Drilling Report



Ohio Department of Natural Resources  
Division of Soil and Water  
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: 959410

[View Image of Original Well Log](#)

#### ORIGINAL OWNER AND LOCATION

Original Owner Name: POST PRESERVE SUBDIV  
County: FRANKLIN Township: WASHINGTON  
Address: 6900 POST PRESERVE RD  
City: State: OH  
Location Number: Location Map Year:  
Latitude: 40.108610 Longitude: -83.17448

Section Number:  
Lot Number:  
Zip Code: 43017  
Location Area:

#### CONSTRUCTION DETAILS

Borehole Diameter: 1: 8 in. Borehole Depth: 1: 91 ft. Depth to Bedrock:  
2: 5 in. 2: 89 ft.  
Casing Diameter: 1: 5 in. Casing Length: 1: 98 ft. Casing Thickness: 1: 0.265 in.  
2: 2: 2:

Casing Height Above Ground: 1  
Date of Completion: 11/12/2003  
Driller's Name: BEINHOWER BROS. DRILLING CO.

Well Use:

Screen Diameter: Slot Size:  
Type: Material:  
Set Between:  
Gravel Pack Material/Size: Vol/Wt Used:  
Method of Installation: Placed:  
Grout Material/Size: Vol/Wt Used:  
Method of Installation: Placed

Screen Length:

#### WELL TEST DETAILS

Static Water Level: 18 ft. Test Rate: 35 gpm  
Drawdown: 2 ft. Test Duration: 1 hrs.

Associated Reports

#### COMMENTS:

#### WELL LOG

Formations	From	To
YELLOW CLAY	0	16
GRAY POTTERS CLAY	16	56
SAND & GRAVEL	56	61
RED POTTERS CLAY	61	74
TAN LIMESTONE	74	85
RED POTTERS CLAY	85	97
TAN LIMESTONE	97	180

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City of Dublin  
DUBSCOVERY

POST PRESERVE BLVD

Map Themes

2005 2007 2009 2010 2011 2012

Layer: Parcels  
Auditor Address: POST ROAD  
County: Union  
PID: 1470000011613  
Owner: CITY OF DUBLIN  
Auditor Acreage: 0.295



City of Dublin  
DUBSCOVEY

2005 2007 2009 2010 2011 2012

POST PRESERVE BLVD

Map Themes



Layer: Parcels  
Auditor Address: POST PRESERVE BLVD  
County: Union  
PID: 1471302001000  
Owner: CITY OF DUBLIN  
Auditor Acreage: 2.075

Done

Internet

100%

# Volunteer Information

*Application Page 1(c)*

All residents who live in Park Place Post Preserve Homeowner's Association have a daily reminder of the conditions at the Post Preserve Pond due to its low water level condition. It is unattractive and does not provide the full potential wildlife benefits. Several stacked stone walls have been failing for several years due to improper installation. Most residents are aware that few enhancements have been installed in the immediate area. Passers by fail to recall the neighborhood of Post Preserve.

There are a minimum of 15 residents who have committed to assist in improving this area to help create a park like setting. This will benefit both the residents and non-residents alike.

## Beautify Your Neighborhood Letter of Intent

This letter confirms that I, DAVE Holmes / Yardmaster of Columbus  
(Company/agency or individual's name)  
will partner with PARK PLACE POST PRESERVE  
(Name of Association)  
in the implementation of its Beautify Your Neighborhood grant project.

Our contribution will consist of (please check all that apply):

- Cash Donation** in the amount of \_\_\_\_\_
- In-kind donation of goods and/or services** in the amount of \_\_\_\_\_  
(Please provide a detailed description of the service, supplies, equipment. For example, if providing professional services, include a description of the services, the dollar amount typically charged, etc.)

The total value of my donation is \$ 380<sup>00</sup>.

Signature 

Date 1/11/13

PLEASE PRINT:

Name DAVE Holmes

Company Yardmaster of Columbus

Address 570 Reynoldsburg New Albany Rd.

City Blacklick Oh Zip 43004

Phone 614-863-4510

E-mail dholmes@YARDMASTER.COM

**CERTIFICATION OF FUNDS AND LOCAL  
MATCH AVAILABILITY**

**City of Dublin Beautify Your Neighborhood Matching  
Grant Program**

*I understand the Homeowners Association or Civic Association will be reimbursed by the City of Dublin upon satisfactory completion of the project. To receive reimbursement, I understand that original documents and receipts must be presented. No reimbursements will be made by the City without completion of the project and appropriate documentation.*

*I am aware that the Homeowners Association or Civic Association is not eligible to receive grant funding in the calendar year following the year of a grant award.*

*As the President of the Homeowners Association making this submission to the City of Dublin's grant fund, I hereby certify that the Association is aware of the grant requirements and is able to fulfill its obligation. The funding and required match indicated in this submission will complete the proposed project.*

Marian P Vordermark

Signature of Association President (use blue ink)

1/10/13

Date

MARIAN P VORDERMARK

Print Name

PARK PLACE/POST PRESERVE

Name of Association

HOMEOWNERS'  
ASSOCIATION

C/O OMNI Community Assoc. Mgrs  
PO Box 395  
Grove City OH 43123

STATUS Nov. 2012

**ASSETS**

**CURRENT ASSETS**

1001	Cash - Operating - CAB	14,286.16
1012	PNC Money Market	37,323.46
1021	Cash Reserve - CAB	7,008.10
1210	Accounts Receivable	<u>5,988.60</u>

**TOTAL ASSETS**

64,606.32

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2020	Prepaid Owner Assessments	12.00
2150	Transfer Fee due Omni	900.00
2152	Legal Warning Letter	1,425.00
2153	Administrative Fee	415.00
2154	Payment Plan Fee	15.00
2155	Late Fee due Omni	800.00
2156	Attorney Fees due Attorney	625.00
2165	Statement Fee	<u>110.00</u>

**TOTAL LIABILITIES**

4,302.00

**EQUITY**

3000	Prior Year Operating Fund Balance	5,266.20
3100	Retained Earnings	42,220.41
	Net Income	<u>12,817.71</u>

**TOTAL EQUITY**

60,304.32

**TOTAL LIABILITIES & EQUITY**

64,606.32

Community Association Banc  
 A Division of Mutual of Omaha Bank  
 Main Office  
 P.O. Box 64084  
 Phoenix, AZ 85082  
 (866) 800-4656



11-30-12 ← RESERVES

→ OMNI COMM ASSOC MANAGERS AGENT  
 PARK PLACE/POST PRESERVE HOA INC  
 RESERVE ACCOUNT  
 6898 HARRISBURG PIKE  
 ORIENT OH 43146-9222

27484 314 4 MONEY MARKET ACCOUNT

Previous Balance	10-31-12	7,007.24
+Deposits/Credits	0	.00
-Checks/Debits	0	.00
-Service Charge		.00
+Interest Paid		.86
Current Balance		7,008.10 ←
Days in Statement Period	30	

\* - - - - -INTEREST SUMMARY- - - - - \*

Interest Earned From 11/01/12 To 11/30/12	
Days in Period	30
Interest Earned	.86
Annual Percentage Yield Earned	.15
Interest Paid this Year	8.10
Interest Withheld this Year	.00

\* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - \*

Date	Description	Amount
11-30	Interest Pymt	.86

\* - - - - -DAILY BALANCE SUMMARY- - - - - \*

Date	Balance	Date	Balance	Date	Balance
10-31	7007.24	11-30	7008.10		

\* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - \*

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

Community Association Banc  
 A Division of Mutual of Omaha Bank  
 Main Office  
 P.O. Box 64084  
 Phoenix, AZ 85082  
 (866) 800-4656



11-30-12

← CHECKING ACCT

OMNI COMMUNITY ASSOC MGRS LLC AGENT FOR  
 PARK PLACE/POST PRESERVE HOA  
 6898 HARRISBURG PIKE  
 ORIENT OH 43146-9222

27454 468 6 NOW ACCOUNT

Previous Balance	10-31-12	21,060.81
+Deposits/Credits	1	47.20
-Checks/Debits	5	3,572.78
-Service Charge		.00
+Interest Paid		1.62
Current Balance		17,536.85
Days in Statement Period	30	

\* - - - - - INTEREST SUMMARY - - - - - \*

Interest Earned From 11/01/12 To 11/30/12  
 Days in Period 30  
 Interest Earned 1.62  
 Annual Percentage Yield Earned .10  
 Interest Paid this Year 38.64  
 Interest Withheld this Year .00

\* - - - - - DESCRIPTIVE TRANSACTIONS - - - - - \*

Date	Description	Amount
11-07	Lockbox Deposit	47.20
11-30	Interest Pymt	1.62

\* - - - - - CHECKS PAID - - - - - \*

No.	Date	Amount	No.	Date	Amount
12051	11-16	144.11	12057*	11-14	571.84
12058	11-20	2398.08	12059	11-27	140.63
12060	11-27	318.12			

\* - - - - - DAILY BALANCE SUMMARY - - - - - \*

Date	Balance	Date	Balance	Date	Balance
10-31	21060.81	11-07	21108.01	11-14	20536.17
11-16	20392.06	11-20	17993.98	11-27	17535.23
11-30	17536.85				

\* - - - - - OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - \*

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

# Business Premium Money Market

For 24-hour account information, sign on to [pnc.com/mybusiness/](http://pnc.com/mybusiness/)

For the period **11/01/2012 to 11/30/2012**

PARK PLACE POST PRESERVE HOA  
Primary account number: 42-0222-2048

Page 2 of 4

ACH Origination Maintenance: \$40.00  
(Not applicable to accounts originating ACH debits or credits via PINACLE Express)

For questions or information on the above ACH fees, please contact Treasury Management Client Care (TMCC) at 1-800-669-1518.

## NOTICE OF EXPIRATION OF THE TEMPORARY FULL FDIC INSURANCE COVERAGE FOR NON-INTEREST BEARING TRANSACTION ACCOUNTS

Unless there is a change in federal law, beginning January 1, 2013, funds deposited in a non-interest bearing transaction account (for example, a non-interest bearing checking account), including an Interest on Lawyer Trust Account, no longer will receive unlimited deposit insurance coverage by the Federal Deposit Insurance Corporation (FDIC). Beginning January 1, 2013, all of a depositor's accounts at an insured depository institution, including all non-interest bearing transaction accounts, will be insured by the FDIC up to the standard maximum deposit insurance amount (\$250,000), for each deposit insurance ownership category. For more information about FDIC insurance coverage of non-interest bearing transaction accounts, visit: [www.fdic.gov/deposit/deposits/unlimited/expiration.html](http://www.fdic.gov/deposit/deposits/unlimited/expiration.html)

## Business Premium Money Market Summary

Park Place Post Preserve HoA

Account number: XXXXXXXXXX

### Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
37,320.40	3.06	0.00	37,323.46 ←
		Average ledger balance	Average collected balance
		37,320.50	37,320.50

### Interest Summary

Annual Percentage Yield Earned (APYE)	Number of days in interest period	Average collected balance for APYE	Interest paid this period	Interest paid year-to-date
0.10%	30	37,320.50	3.06	35.11

### Deposits and Other Additions

Other Additions	1	3.06
Total	1	3.06

### Checks and Other Deductions

Total	0	0.00
-------	---	------

### Daily Balance

Date	Ledger balance	Date	Ledger balance
11/01	37,320.40	11/30	37,323.46

### Activity Detail

#### Deposits and Other Additions

2013

2013 PROJECTED OPERATING BUDGET  
PARK PLACE/POST PRESERVE

PROJECTED INCOME

RESIDENT COLLECTIONS (292 Lots at \$220 per Year)		
4100	Allocated to Operations	\$64,590.00
4110	Allocated to Reserves	<u>\$ 9,650.00</u>
	TOTAL RESIDENT COLLECTIONS	<u>\$64,240.00</u>
	TOTAL PROJECTED INCOME	<u>\$64,240.00</u>

PROJECTED EXPENSES AND RESERVE ALLOCATIONS

SITE MAINTENANCE

5210	Landscape Contract	\$24,750.00
5211	Landscaping Miscellaneous	\$ 3,000.00
5211A	Perennials Installation and Ma	\$ 2,600.00
5225	Grounds Miscellaneous	\$ 300.00
5228	Irrigation Contract	\$ 900.00
5228A	Backflow Inspection	\$ 225.00
5229	Irrigation Additional Maintenanc	\$ 1,000.00
5232	Pond Contract	\$ 2,290.00
5236	Annuals	<u>\$ 2,175.00</u>
	TOTAL SITE MAINTENANCE EXPENSE	<u>\$37,240.00</u>

UTILITIES

5110	Electricity	\$ 5,150.00
5120	Water & Sewer	<u>\$ 2,300.00</u>
	TOTAL UTILITY EXPENSES	\$ 7,450.00

ADMINISTRATIVE EXPENSES

5020	Administrative & Postage	\$ 1,025.00
5031	Accounting Fees	\$ 275.00
5037	Attorney Fee General Services	\$ 400.00
5040	Management Contract	\$ 5,840.00
5050	Insurance Expense	\$ 1,712.00
5060	Bad Debt Bankruptcy/Foreclosures	\$ 500.00
5095	Social	<u>\$ 148.00</u>
	TOTAL ADMINISTRATIVE EXPENSES	\$ 9,900.00

RESERVE ALLOCATIONS

9508	Entry Renovations	\$ 5,000.00
9559	General Operating Reserve	<u>\$ 4,650.00</u>
	TOTAL RESERVE ALLOCATIONS	<u>\$ 9,650.00</u>

TOTAL PROJECTED EXPENSES AND RESERVE ALLOCATIONS	<u>\$84,240.00</u>
--------------------------------------------------	--------------------

Projected Surplus/Shortfall	<u>\$ -</u>
-----------------------------	-------------

# Post Preserve Project Itemized Cost Estimate

<i>Item</i>	<i># of Units</i>	<i>Cost / Unit</i>	<i>Total</i>
<i>Schyzachryrium 'Little Blue Stem'</i>	13	\$6.60	\$85.80
<i>Calamogrostis Actiflora 'Overdam'</i>	4	\$5.38	\$21.52
<i>Picea Pungens 'Bakerii'</i>	1	\$298.00	\$298.00
<i>Chamaecyparis 'Gold Mop'</i>	11	\$33.80	\$371.80
<i>Spirea 'Snowmound'</i>	3	\$22.40	\$67.20
<i>Schyzachryrium 'Little Blue Stem'</i>	10	\$6.60	\$66.00
<i>Relocate Coral Belle (Labor)</i>	1		
<i>Hydrangea 'PG'</i>	3	\$36.00	\$108.00
<i>Picea Pungens 'Backerii'</i>	2	\$298.00	\$596.00
<i>Chamaecyparis 'Gold Mop'</i>	16	\$33.80	\$540.80
<i>Spirea 'Snowmound'</i>	6	\$22.40	\$134.40
<i>Phlox Subulata</i>	30	\$5.38	\$161.40
<i>Phlox Divaricata</i>	6	\$5.38	\$32.28
<i>Anaphalis Marginatacea</i>	6	\$11.60	\$69.60
<i>Rudbeckia Hieta</i>	15	\$5.38	\$80.70
<i>Stone Bench Kit – Ohio Mulch</i>	1	\$360.00	\$360.00
<i>Picea Pungens 'Backerii'</i>	2	\$298.00	\$596.00
<i>Viburnum Acerifolium</i>	6	\$50.00	\$300.00
<i>Ilex Verticullata</i>	6	\$36.00	\$216.00
<i>Relocate &amp; Install Stone Wall (Labor)</i>	1		
<i>Phlox Subulata</i>	50	\$5.38	\$269.00
<i>Phlox Divaricata</i>	10	\$5.38	\$53.80
<i>Anaphalis Marginatacea</i>	10	\$11.60	\$116.00
<i>Rudbeckia Hieta</i>	25	\$5.38	\$134.50
<i>Taxodium distichum</i>	3	\$278.00	\$834.00
<i>Contracted Labor</i>	85.86	\$32.00	\$2,747.42
<i>Volunteer Labor</i>	40	\$0.00	\$0.00
<i>Topsoil</i>	20	\$36.00	\$720.00
<i>Mulch</i>	20	\$50.00	\$1,000.00
<i>Stream / Channel Installation</i>	1		\$4,700.00
<i>Design Fee</i>	1		\$750.00
<b>Total</b>			<b>\$15,430.22</b>

Scale: 1" = 30'-0"  
 Date: 1/21/19  
 Design: JAM  
 Dwg: JAM  
 Rev: JAM

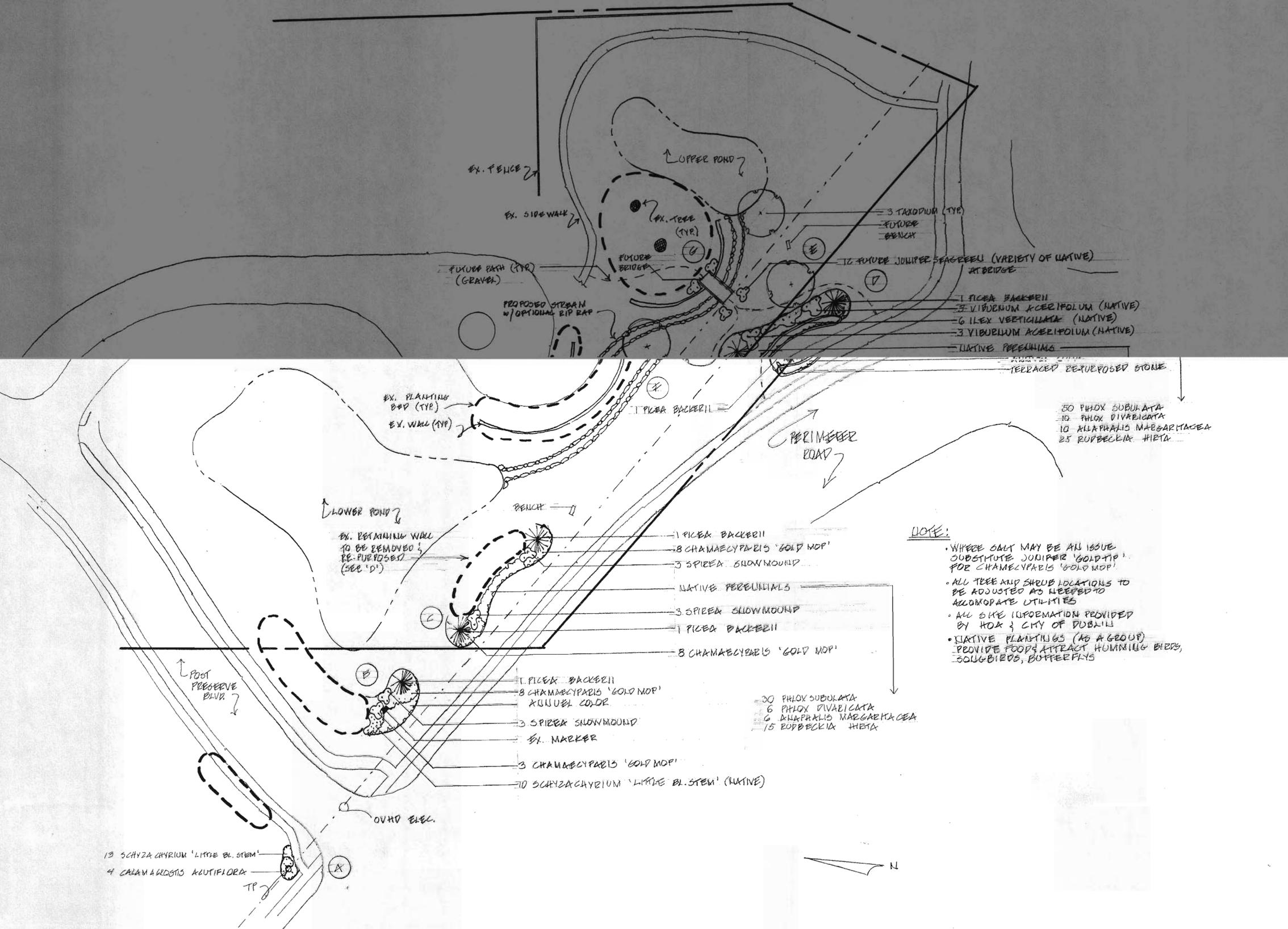
LANDSCAPE PLAN

RESERVE

POST

147 North Ridge Rd., Plainville, OH 43074 | 5885 Grand River Ave., New Hudson, MI 48155  
 (614) 852-0777 Fax: (614) 852-0777 | 29000 Belden Rd., Columbus, OH 43208  
 252 Walnut Street, Blacklick, OH 43004 | (614) 852-1522 Fax: (614) 852-5665  
 (614) 852-4510 Fax: (614) 852-0941

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 LANDSCAPE ARCHITECTS AND CONTRACTORS  
 COLUMBUS • CLEVELAND • DETROIT • ERIE  
 WWW.YARDMASTER.COM





**City of Dublin**

**Beautify Your Neighborhood  
Matching Grant**

**-2013 -**

## Beautify Your Neighborhood Matching Grant Application

Please review the program guidelines and requirements before completing this application.

### I. Applicant Information

a) Association Name: The Woods of Indian Run Homeowners Association (WIRHOA)

b) First-time applicant? Please circle  Y or N

c) Project Leader: Craig Rhoades Office Held: Immediate Past President d) Address: WIRHOA,  
P.O.Box 131, Dublin, OH 43017

e) Telephone: 614-766-2992 (H) or (614)-716-5802 (W) E-mail: ctrhoades@aep.com (W) crhoades@wowwav.com (H)

### II. Project Information

a) Briefly describe the **Beautify Your Neighborhood** project including the location, existing conditions, specific need and public benefit. Include any project planning documents such as landscaping drawings, plans, maps and/or pictures of project area, etc.

The Woods of Indian Run Subdivision was developed in the early 1990's. The entrance into the development is prominently located along the busy thoroughfare of Coffman Road. From day one the original developer and then the association have taken great pride in maintaining the extensive landscaping along the front of our subdivision. In the past, the neighborhood has received recognition from the city of Dublin on its appearance. However, after nearly 20 years much of the plant material is showing age. Our objectives are to get the beds refreshed to provide a more aesthetically pleasing appearance and to remove a row of boxwoods that have grown so high that it blocks the view of our attractive neighbor landscape wall that displays our association's signage.

Over the last year or so the Board of Trustees has been investigating opportunities to improve the appearance of entrance. We have contracted with a local landscape architect who has assisted us in preparing a tentative plan to get an idea of cost and complexity. A copy of the design drawing, material listing and cost estimate is enclosed.

Our association already has the funds in reserve for the project and has authorized the Board of Trustees to proceed with spending up to \$5,000 in 2013 if we receive a grant. We also have approval from our homeowners to replace a couple of deceased trees in the front beds to be funded separately from an existing reserve. It is our desire to complete all of these improvements together in the spring of 2013 if the grant is approved.

Our neighborhood has a proven track record of working with the city on many issues. Because of our close proximity to Coffman high school, we deal the city on many annual community events. We would like continue our partnership in this regard. Additionally, the neighborhood and our landscape beds were negatively impacted by the Coffman Road sidewalk and curb replacement program in 2012. This project would allow us to work together to restore the beds and enhance them for the benefit of our neighbors, but also the many Dublin citizens that commute down this road each day.

b) Parcel number of proposed project area (can be obtained using GIS on City website at (<http://maps.dublin.oh.us/dubscopy/>)). Adjacent to 5294 Forest Run Drive (PID-273005987) and 7125, 7117 and 7109 Starkey's Court (PID's - 273006082, 273006081, and 273006080)

c) Provide information demonstrating the neighborhood's commitment to implementing the project, such as a survey or list of residents who have pledged support and assistance for the project. Also include the volunteer hour commitment of the Association members and specify how those hours will be used during project implementation.

The Board of Trustees for the WIRHOA has been discussing plans to rehab our front entrance for the past year, plus in multiple communications (meeting minutes, neighborhood notifications 2011 annual Meeting). During the association's annual meeting on November 4, 2012, the Board of Trustees presented the plan for rehabbing the neighborhood's front entrance as well as the City of Dublin's "Beautify Your Neighborhood" grant program. The plan was enthusiastically received and all members present agreed our entrance landscaping needed to be refreshed. During the annual meeting, the membership unanimously approved a motion to allow the Trustees to apply for the City of Dublin's grant program and authorized the Board \$5,000 in funds to be spent in our 2013 budget if the grant request is approved. Additionally, the membership is committed to help with volunteer hours to support the project as plans are finalized and dates for construction are confirmed. The Neighborhood has demonstrated our commitment to volunteerism by participating in Leadership Dublin's Community Day last May 5<sup>th</sup> by cleaning up Indian Run Park and the path between our Neighborhood and Coventry Woods. Also, the association worked with the City's Parks Department to contract with the City to take over the responsibility of landscaping maintenance of Indian Run Park. During the Community Day Volunteers planted annuals in the park then watered and maintained the flowers throughout the year with volunteers. This greatly enhanced the look of the park. We plan to repeat the process in 2013. It would be our desire to transplant any of the existing plant material from the front landscape beds that is reusable to the beds of Indian Run Park as approved by the City of Dublin Parks Department and Landscape Architect. Our plans would be to try to coordinate this with a community service day and have volunteers assist with this transfer. This could provide additional improvements to the parks esthetics with no additional costs.

---

Describe how the project has taken into consideration any elements that would positively and/or negatively affect the surrounding environment. Does the Association intend to certify the project through the National Wildlife Federation as a Community Garden? (Please see informational flyer)



- Association budget reflecting the ability to meet 1:1 matching requirements; **(Separate Documentation Enclosed)**
- Documentation reflecting the Association's current spending on landscape and landscape maintenance; **(Separate Documentation Enclosed)**
- Bank documents reflecting what the Association has in reserve, to demonstrate the ability to provide maintenance and upkeep for the proposed project; **(Separate Documentation Enclosed)**

\*\*\*Please remove all account numbers from any bank statements that are submitted as part of the grant application.



## Finnegan Landscaping, LLC

8078 Penn Road  
Ostrander, OH 43061  
614-378-9094

- Hand weeding and trash removal (\$5.00 per week \$140.00)

### Pricing

Job Type	Number	Price	Total	
<b>Front Entrance</b>				
Mowing	33	\$50	\$1650	
Stick edging concrete areas	Bi-weekly (16)	\$15	\$240	
Hand weed flower beds	33	\$5	\$165	
Spring clean-up	1	\$2200	\$2200	
Installation of annuals	1	\$700	\$700	
Summer bed maintenance	1	\$300	\$300	
Tree and shrub pruning	2	\$300	\$600	
Fall clean-up	5	\$40	\$200	
Sub-total front entrance			\$6055	
<b>Park Area</b>				
Mowing, trimming and clean-up	33	\$20	\$660	
Stick edging concrete areas	16	\$10	\$160	
Weeding and trash removal	16	\$5	\$80	
Sub-total park area			\$900	
			Tax 6.75%	\$469.46
			<b>Total Price</b>	<b>\$7424.46</b>

### Price for 1 year service

\$6955

Tax 6.75% \$469.46

Balance \$7424.46

Payments (3 payments): 1st payment (\$2474.82) due upon signing, 2nd payment (\$2474.82) mid July, 3rd payment (\$2474.82) mid September

Finnegan landscaping will issue the Woods of Indian Run a certificate of liability insurance upon signing of proposal.

Finnegan Landscaping, LLC

Date

3/19/12

Accepted: Woods of Indian Run

Date

3/8/12



**COMMERCIAL PROFESSIONAL SERVICES**



Scotts SLS - Columbus  
 7890 Corporate Blvd  
 Plain City, Ohio 43064  
 614-733-0810 Phone / 614-733-0462 Fax  
[www.scotts.com](http://www.scotts.com)

PROPERTY NAME: Woods at Indian Run HOA  
 Address: Coffman Road Entrance & Park  
 City: Dublin  
 State: Ohio Zip: 43017  
 Contact Name: Craig Rhoades  
 Phone # 614-716-5802  
 Fax # \_\_\_\_\_  
 Mobile # \_\_\_\_\_  
 E-Mail: ctrhoades@aep.com

**BILLING INFORMATION**

Company Name: Woods at Indian Run HOA  
 Address: 7717 Willow Run Road  
 City: Dublin  
 State: Ohio Zip: 43017  
 Contact/Billing Name: Craig Rhoades  
 Phone # 614-716-5802  
 Fax # \_\_\_\_\_  
 Mobile # \_\_\_\_\_  
 E-Mail: ctrhoades@aep.com  
 Web Address: \_\_\_\_\_

**Services for 2012**

LAWN PROGRAM	Round Description	Type of Product	Timing of Year	Area(s) of Service	TOTAL PRICE
Round 01	Fertilization & Pre-Emergent Crabgrass Control	Dry	Early Spring	Entire Site	\$ 85.00
Round 02	Fertilization & Pre-Emergent & Post Emergent Weed Control	Dry/Liquid	Late Spring	Entire Site	\$ 85.00
Round 03	Fertilization & Broadleaf Weed Control	Dry/Liquid	Summer	Entire Site	\$ 85.00
Round 04	Fertilization & Broadleaf Weed Control	Dry/Liquid	Early Fall	Entire Site	\$ 85.00
Round 05	Fertilization - Winterizer	Dry	Late Fall	Entire Site	\$ 85.00
<b>TOTAL</b>					<b>\$ 425.00</b>

TREE & SHRUB PROGRAM	Round Description	Targeted Plants	Timing of Year	Area(s) of Service	TOTAL PRICE
					<b>TOTAL</b>
					<b>\$ -</b>

ORTHO PEST CONTROL	Round Description	Targeted Insects	Timing of Year	Area(s) of Service	TOTAL PRICE
		Ants, Spiders, Earwigs, Centipedes, Silverfish, Ladybugs, Crickets, Millipedes			
					<b>TOTAL</b>
					<b>\$ -</b>

ALA CARTE SERVICES	Round Description	Targeted Area	Timing of Year	Area(s) of Service	TOTAL PRICE
					<b>TOTAL</b>
					<b>\$ -</b>

MULCH SERVICES	Round Description	Targeted Area	Timing of Year	Area(s) of Service	TOTAL PRICE
					<b>TOTAL</b>
					<b>\$ -</b>

Additional Comments: 23,000 Square Feet of Lawn Area  
2 separate locations

Customer agrees and accepts the terms and conditions of this proposal and the attached legal terms

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Customer Printed Name: \_\_\_\_\_

Scotts LawnService Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Scotts LawnService Printed Name: \_\_\_\_\_

**SUBTOTAL** \$ 425.00  
**Sales tax 6%** 6.75%  
**TOTAL** \$ 453.69

Multiple Year Contract Option  
 2013 & 2014  
 2015 option with 3 % Increase

Date: 4.25.12  
 Created By: Phil C.

# Greenway Landscapes

363 East Dominion Boulevard Columbus, Ohio 43214

Phone: 614.753.1475

greenway.landscapes@yahoo.com

Order #:

**Customer**  
 Name: Woods of Indian Run H.O.A.  
 Address: P.O. Box 131  
 Dublin, Ohio 43017  
 Craig Cell: 614.565.0820  
 Email: ctrhoades@aep.com  
 Linda D: lmdrejer@gmail.com

ESTIMATE

Landscape  
 Installation

**Project**  
 Name: Entry Feature W.O.I.R.  
 Address:  
 Contact:  
 Phone:  
 Email:

Unit Type	Quantity	Project Description	Unit Price	Line Item Price
lump sum	1	Removal of Existing Plant Materials:		
each	T.B.D.	Remove all Existing Landscape Plant Materials Within New Bed Plan	750.00	\$750.00
		Cost per Plant Item Transplanted into New Planting Plan	5.00	not included
		Installation of New Plant Materials:		
3 gal.	3	Viburnum	45.00	\$135.00
3 gal.	11	Boxwood	45.00	\$495.00
6-8' ht.	1	Colorado Spruce	325.00	\$325.00
1 gal.	24	Indian Blood Grass (Split After 1 Year)	18.00	\$432.00
1 gal.	17	Daylilly Variety (Split After 1 Year)	18.00	\$306.00
1 gal.	20	Autumn Joy Sedum	15.00	\$300.00
3 gal.	10	Endless Summer Hydrangea	55.00	\$550.00
3 gal.	16	Birds Nest Spruce (Front of Beds Only-Rear Later)	45.00	\$720.00
2 gal.	12	Karl Foerster Feather Reed Grass	22.00	\$264.00
2 gal.	7	Maiden Grass	22.00	\$154.00
24-30"ht.	14	Arborvitae (Optional)	35.00	\$490.00
		*Annuals to be Provided/Installed by Others*		
		Installation of Miscellaneous Landscape Materials:		
per ton	8	Rosetta Stone- "Shade Grey"	150.00	\$1,200.00
per ton	8	Local Washed River Gravel with Weed Barrier	75.00	\$600.00
cu.yd.	8	Blended Topsoil	45.00	\$360.00
cu.yd.	35	Dark Brown Hardwood Mulch	55.00	\$1,925.00

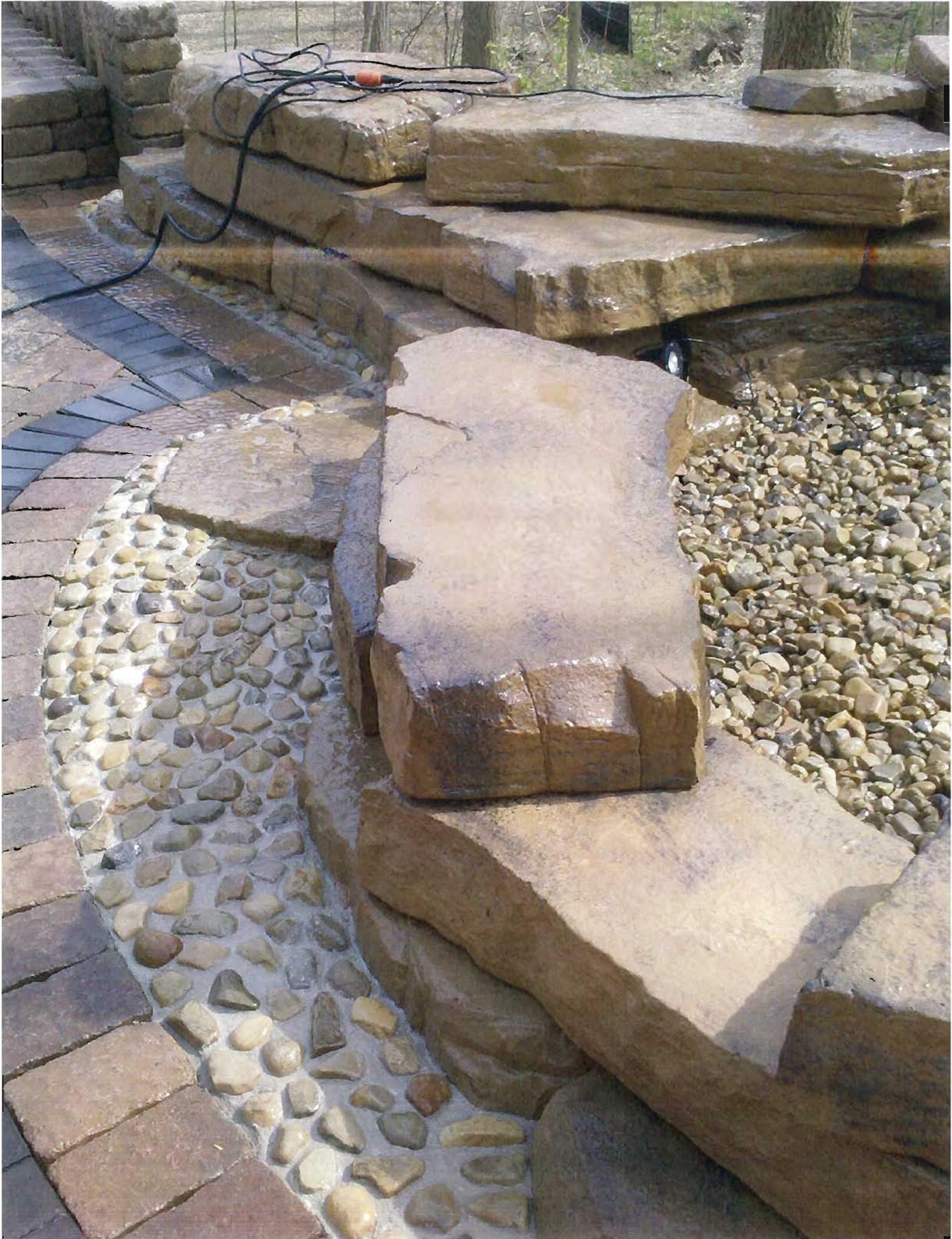
Payment Terms: Payment is due in full within 15 days upon receipt of invoice.

Unpaid balances will be subject to a 2% interest rate 30 days after date of invoice.

A Deposit may be necessary for projects exceeding certain amounts.

Subtotal:	\$9,006.00
Tax Rate:	0.0675
Tax:	\$607.91
<b>Total:</b>	<b>\$9,613.91</b>

Guarantee: All woody deciduous and evergreen plant materials are guaranteed for one year from the date of planting. One time replacement per item. This guarantee does not include problems caused by inadequate care and water, or post installation pest and disease. Any concerns with quality or condition of materials must be reported to Greenway Landscapes within 7 days of installation. All accounts with Greenway Landscapes must be paid in full in order to make a warranty claim. Warranty will be considered null and void on accounts more than 30 days past due from the completion date. This Estimate is for the completion as described above and is based on our evaluation. It does not include material price increases or additional labor and materials required should unforeseen problems or detrimental weather conditions arise after work has begun. Greenway Landscapes is not responsible for damage done to underground utility lines after proper notification to the utility marker service. Greenway Landscapes is therefore not responsible for consequential damages incurred as a result of striking any utility lines.



**CERTIFICATION OF FUNDS AND LOCAL  
MATCH AVAILABILITY**  
City of Dublin Beautify Your Neighborhood Matching  
Grant Program

*I understand the Homeowners Association or Civic Association will be reimbursed by the City of Dublin upon satisfactory completion of the project. To receive reimbursement, I understand that original documents and receipts must be presented. No reimbursements will be made by the City without completion of the project and appropriate documentation.*

*I am aware that the Homeowners Association or Civic Association is not eligible to receive grant funding in the calendar year following the year of a grant award.*

*As the President of the Homeowners Association making this submission to the City of Dublin's grant fund, I hereby certify that the Association is aware of the grant requirements and is able to fulfill its obligation. The funding and required match indicated in this submission will complete the proposed project.*

  
Signature of Association President (use blue ink)

1-10-13  
Date

BRIDGET P. DRITZ  
Print Name

Woods of Indian Run HOA  
Name of Association

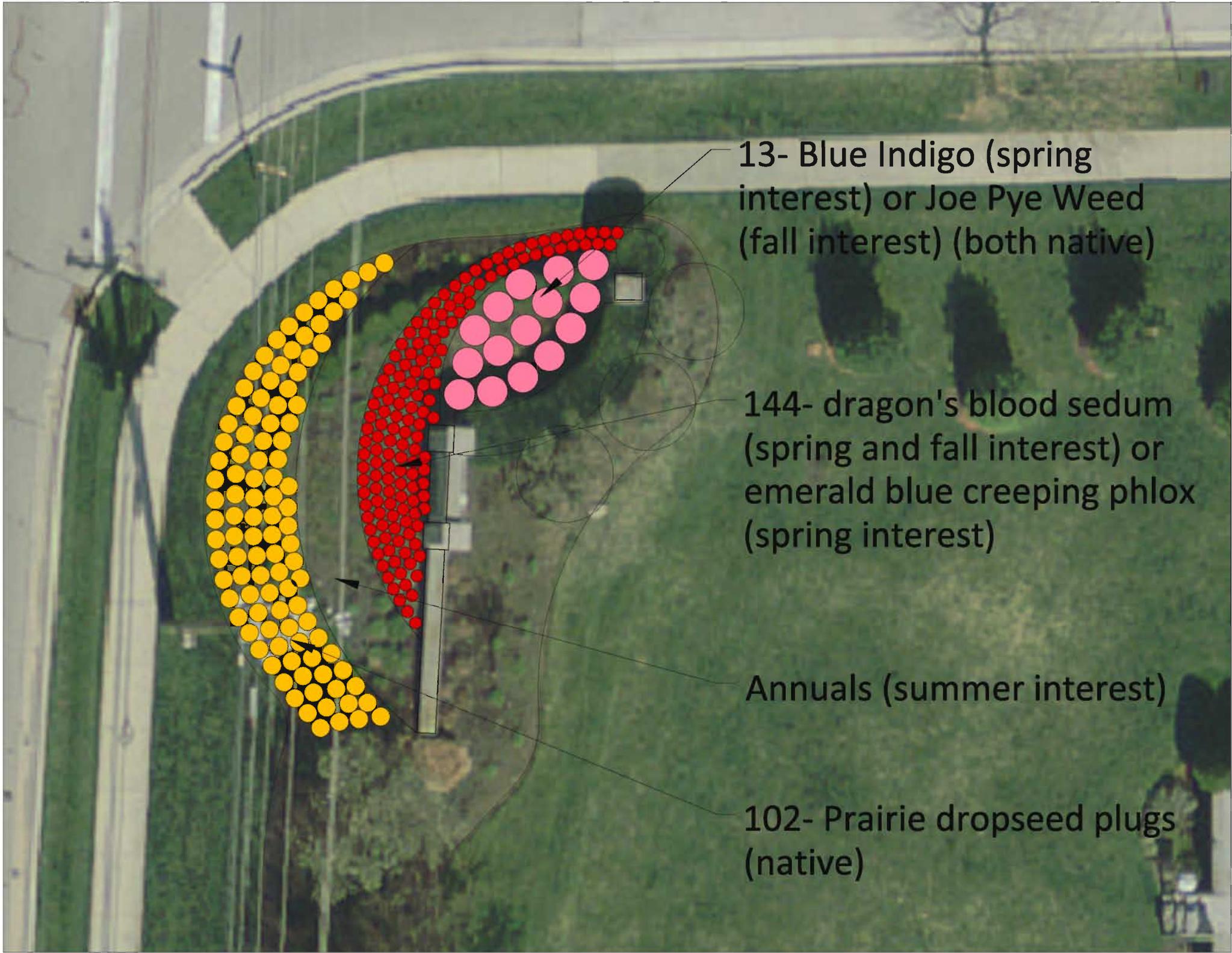
**The Woods of Indian Run Home Owners' Association**

Annual Budget Comparison: 2011-2012 to 2012-2013

Annual Budget Period from November 1 to October 31

	<i>Annual Budget 2011-2012</i>	<i>Annual Budget 2012-2013</i>
Income		
101 Association Dues	\$ 12,480.00	\$ 12,350.00
103 Assessments		
105 Interest	-	-
110 Advertising	-	-
<b>TOTAL Income</b>	<b>12,480.00</b>	<b>15,200.00</b>
201 Bank Charges	-	-
202 Postage & PO Box	85.00	85.00
203 Copies & Printing	300.00	300.00
204 Office Supplies	75.00	75.00
205 Web site	300.00	40.00
301 Electric	240.00	240.00
302 Water	600.00	600.00
401 Lawn Care & Landscape	8,500.00	13,500.00
403 Maintenance & Repairs	400.00	400.00
405 Insurance	775.00	775.00
501 Legal-Prof Fees	200.00	200.00
502 Recording Fees	-	-
601 Holiday Decorations	-	-
602 Special Events	-	-
602.1 Egg Hunt	125.00	125.00
602.2 July 4th	350.00	350.00
602.3 Halloween	125.00	125.00
602.4 Annual Meeting	-	-
602.5 Block Party	350.00	
602.6 Donuts on the Driveway	100.00	100.00
602.7 Association Garage Sale		
602.8 Ice Cream Social		
603 Miscellaneous	100.00	100.00
701 Special Assessment (Trees)		
<b>TOTAL Discretionary</b>	<b>12,625.00</b>	<b>14,049.00</b>
<b>TOTAL Variance</b>	<b>(145.00)</b>	<b>1,151.00</b>





13- Blue Indigo (spring interest) or Joe Pye Weed (fall interest) (both native)

144- dragon's blood sedum (spring and fall interest) or emerald blue creeping phlox (spring interest)

Annuals (summer interest)

102- Prairie dropseed plugs (native)



# Beautify Your Neighborhood

## Matching Grant Application

### I. Applicant Information

- a) Association Name: Lochslee Condominium Association
- b) First time Applicant: YES
- c) Project Leader: Kathy Faust                      Office Held: HOA President
- d) Address: 6016 Strome Ct. Dublin, OH 43-17
- e) Telephone: 614-206[4881

### II. Project Information

a)        The Project: The Lochslee Condo Community is located in Muirfield Village close to the intersection of Muirfield and Memorial Drives. It is off Chromdale Drive behind several professional office buildings (including UBS and the Dublin Learning Academy). The community consists of 24 residential owner condo units, and all but one unit are owner occupied. The resale values range between \$150,000 and \$275,000. The units were built in the early 1980's and have mature trees and shrubs. ( See attached maps). One of the units (6015 Strome Ct.) has a patio area that backs to the Arran side entry. It was over grown and unsightly, the old shrubs have been removed, but it is notw completely open to the public. The Lochslee entry site is particularly visible during the Memorial Tournament, and will be heavily trafficked during the upcoming Presidential tournament, due to the executive and handicapped parking area just southeast of the Lochslee community.

In 2010 most of the mature trees in the community were hit by the ash borer disease and, 17 mature trees had to be removed at considerable cost to the Lochslee Homeowner Association (HOA). The parent Muirfield Association has no responsibility for maintenance in this community, and cannot provide assistance for the cost of removal nor replacement of these trees.

With this loss, the community has taken on a bleak appearance. The HOA is working on a thoughtful, long range plan to replace these trees and update the presentation of Lochslee to the overall Dublin community. We have engaged Oakland Nursery to draw up plans to renew the common areas of the community. (See attached plan).

#### Proposed Project

Project Need: Our first step is to improve the appearance of the Lochslee community entry. (See Entry Plan). The HOA would like to first plant trees near the entry that will provide attractive tree lines to welcome entrance into both streets.

The original sign is all but invisible to the street and not sited to provide adequate direction into the community. It is dwarfed by over-matured shrubs, and has no lighting to help identify the area in the evening or at night. (see attached current entry photos). The community is easily confused as part of the professional buildings between the residences and Muirfield Drive. The HOA wants to remove the old shrubs and install a new angled sign that would help clarify entry to the two community streets. (See entry plan). The sign will be modeled after a newer Muirfield sign that is at the intersection of Muirfield and Memorial drives. It is hoped that the similarity of the signs will visibly strengthen the connection of a small residential area to the overall Muirfield Community. If this proposal is accepted, the signage plan will be presented for the approval of the Muirfield Association at their February meeting. It will also be presented to the Dublin Landscape Review at their earliest appropriate meeting.

To enhance signage visibility, an electrical line and lights will need to be installed. Installation costs are included in the proposal. New shrubs, perennials, and annuals will need to be planted to present a seasonal, welcoming entry to the community. In addition, the community mailboxes sit at the Arron entrance site. The boxes, while functional are old and commercial in appearance (see photo). Additional shrubs will add significantly to the entrance.

During the Thanksgiving/Christmas season, white lights will be hung on the evergreens to provide a cheerful holiday greeting.

Project Maintenance will be the responsibility of the Lochslee Home Owners Association. Maintenance of the common areas are an integral part of the 2013 budget with a line of \$17,000. The proposed entrance area constitutes roughly 17% of Lochslee's common area. The HOA pays for the water bill for the entire community. There is not a sprinkler system, but owners will volunteer hoses, sprinklers, plus their time to ensure initial maintenance is successful. They will purchase and install annuals for "color," and supplement weeding as needed. During the Thanksgiving/Christmas holiday season, the homeowners will install white lights and take them down by January 15.

b. Parcel Number for Proposed Project Area: There are 2 parcels impacted by this proposal. First - 273-001813-00 where the sign will be located and Parcel # 273-001801 where the mailboxes are located.

c. Community/Neighborhood Financial Commitment: The residents pay monthly HOA dues. This varies from unit to unit based on size. The residents are predominantly older (50+) and many are now on fixed incomes. The downside is an unwillingness to raise dues without strong documentation of need. The upside is that all residents are, and have remained consistently current with their payment of HOA dues. The Association reserve has been maintained at the Ohio required minimum. To financially support this project, the Lochslee Board of Trustees will commit up to \$3,500 cash toward the project. (See minutes of Lochslee HOA Meeting 1/15/13), as needed to meet the grant requirements. This is from the Landscape Improvement Line Item. In addition, the HOA is committed to ongoing to maintenance of the common area. The Entrance area we are requesting to update is approximately 17/5% of the total common area of Lochslee and will be maintained with mowing, watering, weeding, pruning. The annual cost for maintaining this entry area is over \$2900 per year of the community's

\$17,000 Landscape Maintenance Line Item. This contribution does not include an estimate for the portion of the water bill, as a majority of that line item pays for the water used by individual owners within their units.

Volunteer Commitment. – The Project proposes to use volunteer time toward planning, implementation and maintenance of the project. 1. Planning – Kathy Faust will spend 20+ hours post- proposal writing to secure final bids, make necessary presentation to the Muirfield Association and the Dublin Landscape Review Board. Faust and Clair Shoemaker will donate a minimum of 20 hours to oversee installation of the project. Neighborhood volunteers including, but not limited to Faust, Shoemaker, Steve Spence, Fran Homes, Wayne and Cher Bump, Mike Korodi have already committed to work on the project. They are willing to work with planting, mulch installation, watering, occasional weeding, and holiday light installation and removal.

- d. Environmental Elements: As part of the grant planning process, guidelines for the National Wildlife Federation’s Community Garden project were reviewed and Mimi Migliore was consulted. Application for the designation will begin when the installation of the project is started. The plans for trees and shrubs drawn by the Oakland Nursery will be reviewed, and where ever appropriate, indigenous plants and trees (and those recommended by the Dublin Landscape Review Board) will be used within the project ;budget. All lighting will be energy efficient LED lights and will be put on a timer to ensure minimum electrical usage. Watering will be monitored by volunteers who are committed to using timers for the hoses to ensure maximum efficiency.

### III. Funding Information

- a. Estimated Total Project Costs: \$12,980

Estimates provided by: Kathy Faust, President (Lochslee HOA Contribution)

John Reiner, Owner, Oakland Nursery (Landscape Design and Plant Cost Estimates)

David Holmes, Manager, Yardmaster (sign Design, Electric and Sign Installations)

- b. Total Amount of Funds Requested: \$5000
- c. Association Match: \$7,980
- d. Total amount donated through in/kind donations or cash assistance (\$7,900 HOA match, including \$1,200 for patio plant purchase and installation. Also \$380 cash contribution for Flowers and Holiday lights from residents.
- e. Itemized Cost Estimates:
  - 1. See attached Project Budget
  - 2. See attached Plant cost proposal from Oakland Nursery (appropriate items highlighted)

3. See attached Electrical and sign Proposal from Yardmaster.

f. Additional Financial Documentation

1. Lochslee HOA 2013 Budget (note \$5000 Landscape Improvement Line item)
2. Minutes of Jan 15, 2013 Hoa meeting approving Project and Project budget
3. Lochslee year end balance Sheet showing \$22,866.60 in flex (Reserve)funds.

N



LOCHSLEE AT MUIRFIELD  
3 PARCELS  
24 UNITS

N ↑

# Lochslee Grant Entry Area

ARRAN CT

STROME CT

8397

6065

6049

6057

6061

6045

6015

6031

6027

6029

6025

6007

6033

6011

58

6003

6024

6032

6028

5906 5918

5999

5995

5991

6024

6028

6012

6016

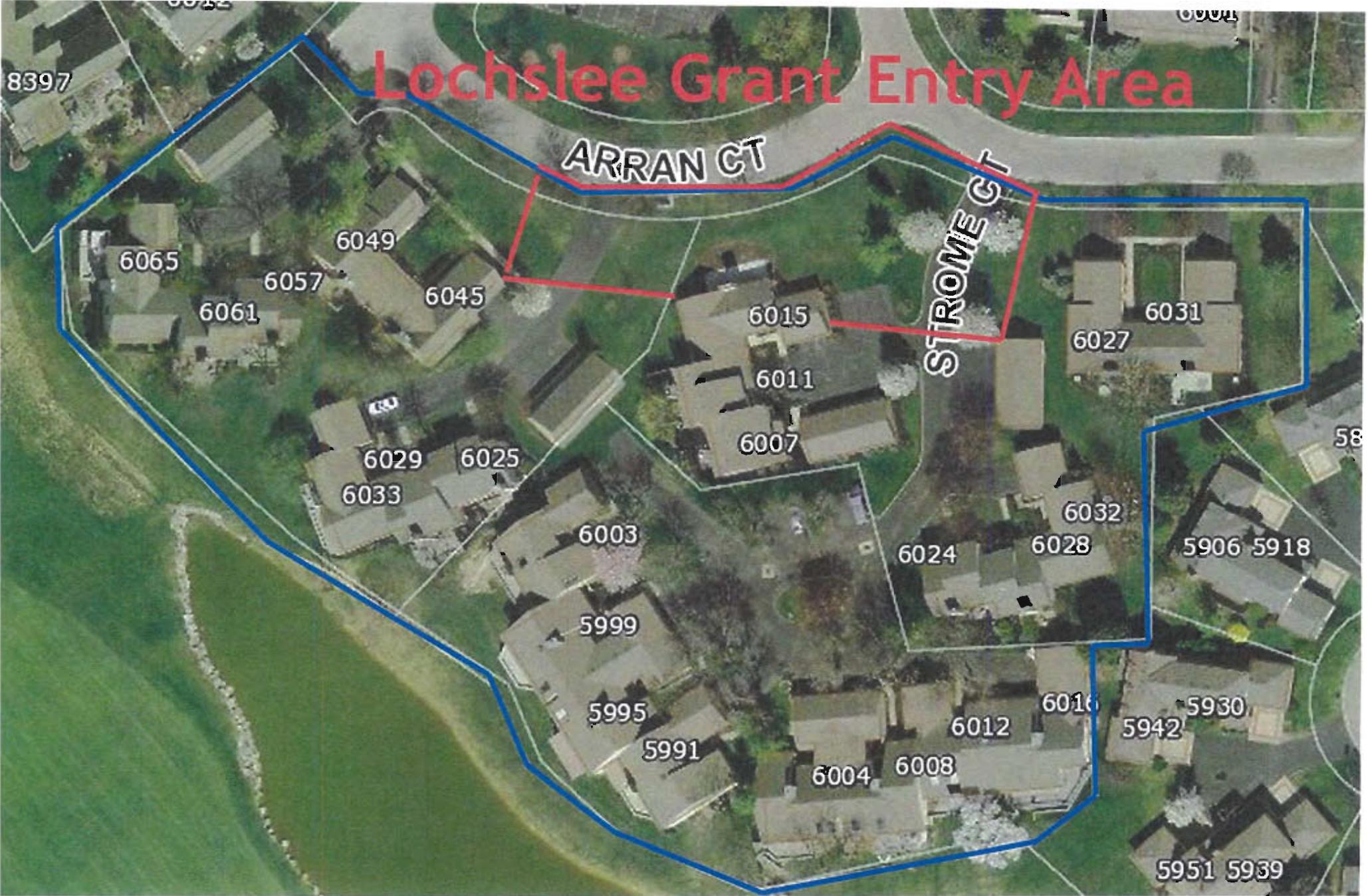
5930

6004

6008

5942

5951 5939



N ↓



Lochslee Grant photos -- dsc\_0028.jpg

[First](#) | [Previous Picture](#) | [Next Picture](#) | [Last](#) | [Thumbnails](#)

N ↓



Lochslee Grant photos -- dsc\_0044.jpg

[First](#) | [Previous Picture](#) | [Next Picture](#) | [Last](#) | [Thumbnails](#)



6015 STROME CT. BACK PATIO

This patio faces the Arrow Ct. entry street.  
Unightly shrubs were removed.

The HOA Board approved plans for new landscaping.  
The owner will contribute \$1,200 for the cost.  
(see Nov. 2012 HOA Minutes)

Lochslee Grant photos -- dsc\_0042.jpg

NV

[First](#) | [Previous Picture](#) | [Next Picture](#) | [Last](#) | [Thumbnails](#)



LOCHSLEE MAILBOXES

## Lochslee Entrance Improvement Project – 2013

### Proposed Budget for City of Dublin Grant Proposal

Remove old plantings, strip sod, remove sign	\$ 585.
Purchase and install plantings	
4 Aristocrat Pear trees	1,526
9 Norway Spruce	2,245.
6 Gold Mop Cyprus	336
5 Broadmoor Juniper	228
8 Catmint	115
6 Knockout Rose	280
5 Shanandoah Grass (around mailbox)	155
Mulch and Topsoil Installation	<u>510</u>
Total Plants and Installation	\$5,980
Electrical lighting and installation	\$1,500
Stone Signage	<u>\$5,500</u>
Project Total Costs	\$12,980
Community Contributions	
HOA Cash	3,500
Owner of #6015 Strome - patio shrub installation	1,200
HOA maintenance (mowing, electric, water)	2,900
Annual Flower purchase and installation	<u>380</u>
	\$7,980

**Grant Request                    \$5,000**



PROJECT NAME:  
KATHY FAUST  
LOCHSLEE  
DUBLIN, OH

Job location/Ship to :	Notes:
	FILE NAME:
MY EMAIL ADDRESS:	EMAIL ADDRESS:

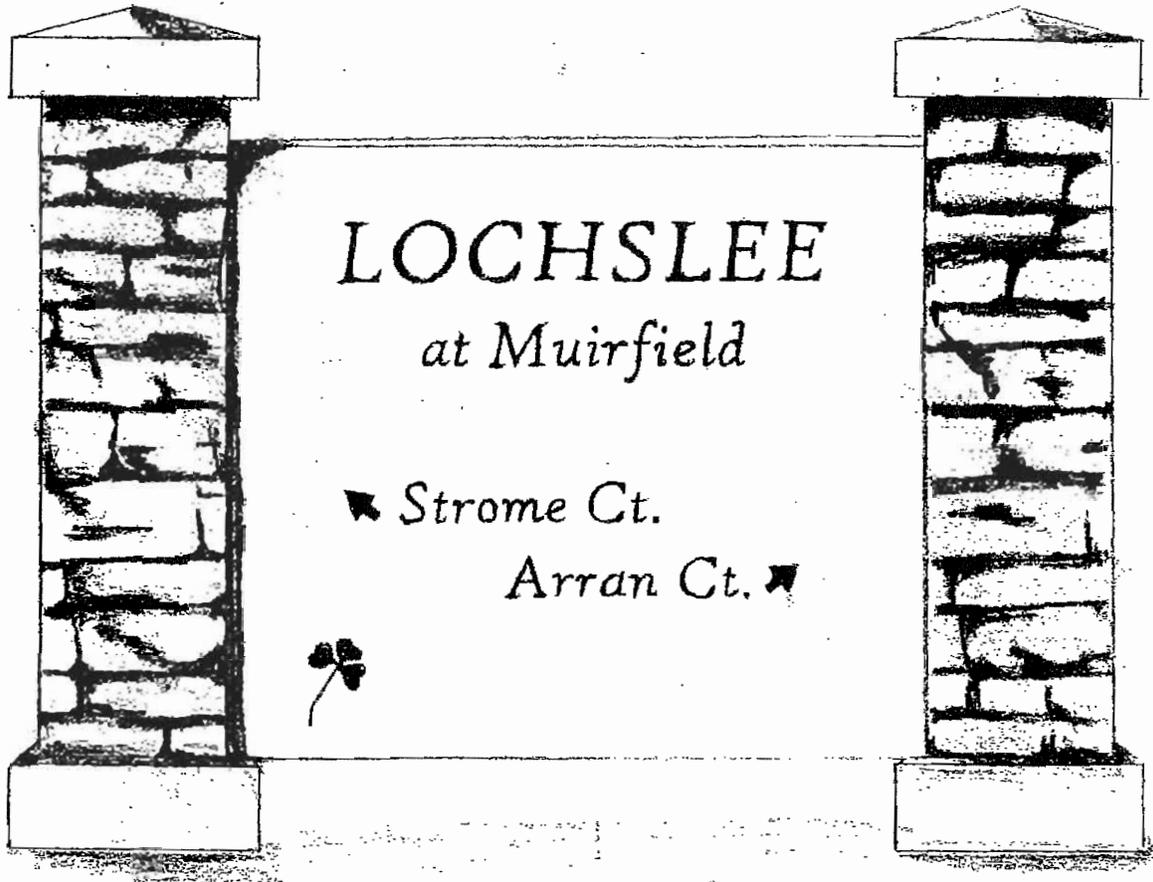
Customer #   
PROPOSAL

Order #

LANDSCAPE IMPROVEMENTS

X

QUANTITY	DESCRIPTION	SIZE/UNIT	COST	EXTENDED W/LABOR
<b>FURNISH AND INSTALL THE FOLLOWING MATERIAL:</b>				
	ISLAND PLANTING - AROUND LOCHSLEE SIGN REMOVE ARBORVITAE BEHIND EXISTING SIGN REMOVE LOCHSLEE ENTRANCE SIGN STRIP SOD FOR NEW PLANTINGS			\$585.00
3	NORWAY SPRUCE	5-6'	\$149.00	\$715.20
6	GOLD MOP CYPRESS	#3	\$35.00	\$336.00
5	BROADMOOR JUNIPER	#3	\$28.50	\$228.00
8	CATMINT	#1	\$9.00	\$115.20
6	KNOCK OUT ROSE	#2	\$29.00	\$278.40
4	ARISTOCRAT PEAR	2.5"	\$238.50	\$1,526.40
	STONE SIGNAGE LOCHSLEE INGRAVING AND INSTALLATION			TBD
5	HARDWOOD MULCH INSTALLATION	CU YDS	\$85.00	\$425.00
1	TOPSOIL INSTALLED	CU YDS	\$85.00	\$85.00
<b>COURTYARD LANDSCAPE</b>				
	REMOVE EXISTING JUNIPER SCREENING ALONG DRIVEWAY			\$425.00
5	NORWAY SPRUCE	5-6'	\$149.00	\$1,192.00
4	RED MAPLE 'RED SUNSET'	2.5"	\$223.50	\$1,430.40
22	GREEN EMERALD ARBORVITAE	6-7'	\$118.50	\$4,171.20
5	HARDWOOD MULCH INSTALLATION	CU YDS	\$85.00	\$425.00
<b>COURTYARD ISLAND LANDSCAPE</b>				
14	TAXUS	18-24"	\$43.50	\$974.40
1	RED MAPLE 'RED SUNSET'	2.5"	\$223.50	\$357.60
3	ELF PRINCESS SPIREA		\$19.00	\$91.20
3	GOLD MOP CYPRESS	#3	\$35.00	\$168.00
6	RUSSIAN SAGE	#1	\$9.00	\$86.40
9	AUTUMN JOY SEDUM	#1	\$9.00	\$129.60
5	COREOPSIS	#1	\$9.00	\$72.00
10	CATMINT	#1	\$9.00	\$144.00
8	BOULDER PRICE MAY VARY BASED ON SIZE		\$150.00	\$1,920.00
5	HARDWOOD MULCH INSTALLATION	CU YDS	\$85.00	\$425.00
<b>ADDITIONAL PLANTING PROPOSAL AROUND LOCHSLEE AS PER LANDSCAPE DRAWING</b>				
5	<del>MIDNIGHT CROSS</del> AROUND MAILBOX <i>change to Shannendoah</i>		\$19.00	\$152.00
6	NORWAY SPRUCE	5-6'	\$149.00	\$1,430.40
5	DWARF LILAC		\$29.00	\$232.00
7	VERBURNUM CARLSII		\$39.00	\$436.80
5	HARDWOOD MULCH INSTALLATION	CU YDS	\$85.00	\$425.00
LAWYER TIME/DISPOSAL FEE				\$150.00
<b>SUBTOTAL</b>				<b>\$19,047.20</b>
<b>STATE TAX:</b>				<b>\$1,285.69</b>
<b>TOTAL</b>				<b>\$20,332.89</b>



**LOCHSLEE**

*at Muirfield*

▼ *Strome Ct.*

*Arran Ct.* ▼

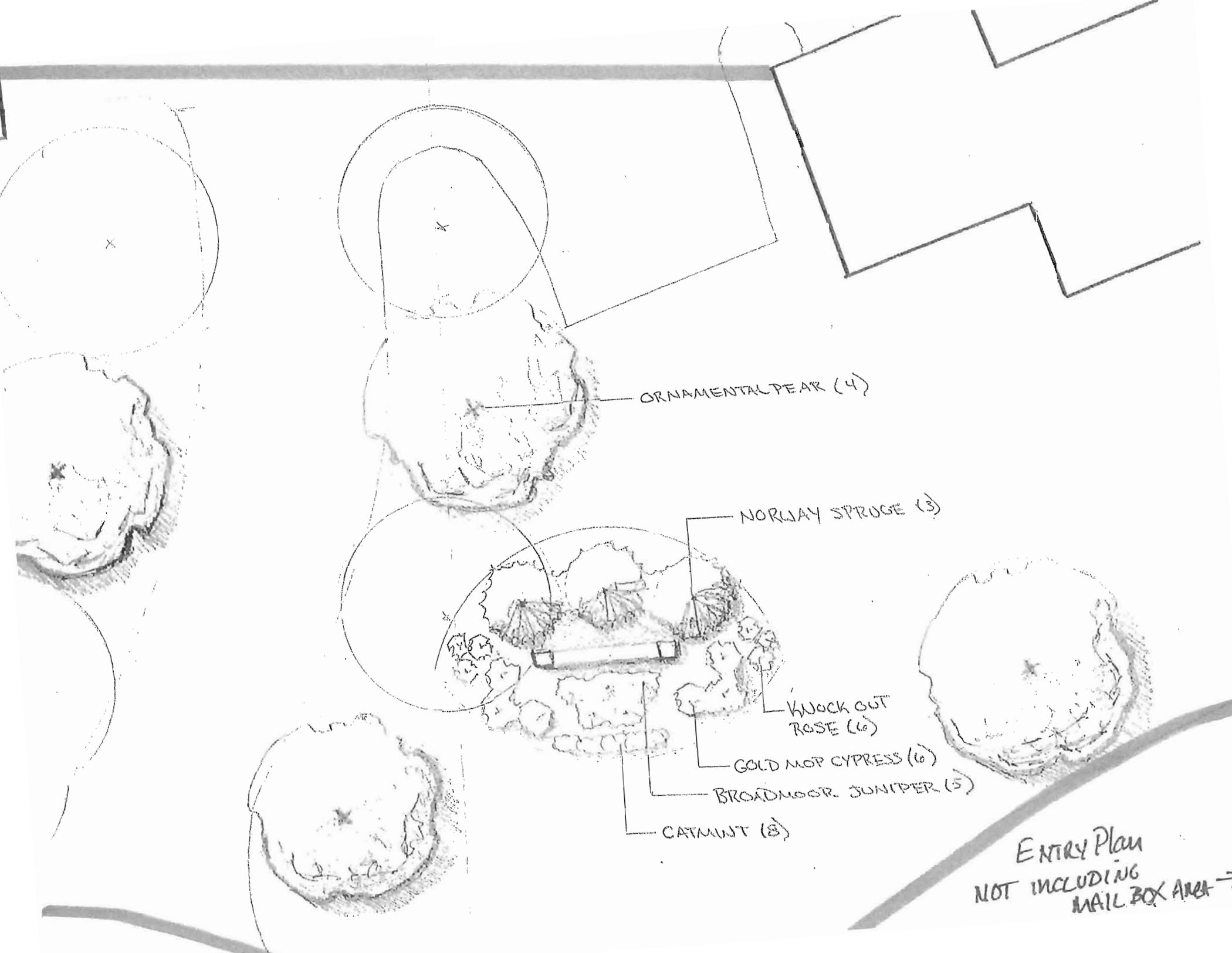


## Lochslee Landscape Lighting

<i>Item</i>	<i>Size/Info</i>	<i># of Units</i>	<i>Cost / Unit</i>	<i>Total</i>
Kichler Transformer (10204BK)		1	\$ 169.00	\$ 169.00
Kichler LED Fixture (15742BKT)		4	\$ 150.00	\$ 600.00
12/ 2 Lighting Wire (150')		1	\$ 80.00	\$ 80.00
Contracted Labor	Man Hours	16.275	\$ 40.00	\$ 651.00
Volunteer Labor	Man Hours	3	\$ -	\$ -
Total (Before Tax)				\$ 1,500.00
Sales Tax (6.75%)				\$ 101.25
Total (After Tax)				\$ 1,601.25

## Lochslee Sign Installation

<i>Item</i>	<i>Size/Info</i>	<i># of Units</i>	<i>Cost / Unit</i>	<i>Total</i>
Engraved Sign		1	\$ 5,000.00	\$ 5,000.00
Contracted Labor	Man Hours	25	\$ 40.00	\$ 1,000.00
Volunteer Labor	Man Hours	0	\$ -	\$ -
Total (Before Tax)				\$ 6,000.00
Sales Tax (6.75%)				\$ 405.00
Total (After Tax)				\$ 6,405.00



ORNAMENTAL PEAR (4)

NORWAY SPRUCE (3)

KNOCK OUT ROSE (6)

GOLD MOP CYPRESS (6)

BROADMOOR JUNIPER (5)

CATMINT (8)

ENTRY PLAN  
NOT INCLUDING  
MAIL BOX AREA

**CERTIFICATION OF FUNDS AND LOCAL  
MATCH AVAILABILITY**  
City of Dublin Beautify Your Neighborhood Matching  
Grant Program

*I understand the Homeowners Association or Civic Association will be reimbursed by the City of Dublin upon satisfactory completion of the project. To receive reimbursement, I understand that original documents and receipts must be presented. No reimbursements will be made by the City without completion of the project and appropriate documentation.*

*I am aware that the Homeowners Association or Civic Association is not eligible to receive grant funding in the calendar year following the year of a grant award.*

*As the President of the Homeowners Association making this submission to the City of Dublin's grant fund, I hereby certify that the Association is aware of the grant requirements and is able to fulfill its obligation. The funding and required match indicated in this submission will complete the proposed project.*

  
\_\_\_\_\_  
Signature of Association President (use blue ink)

1/16/2013  
\_\_\_\_\_  
Date

KATHLEEN M. FAUST  
\_\_\_\_\_  
Print Name

LOCHSCEE CONDOMINIUM ASSOCIATION  
\_\_\_\_\_  
Name of Association

# Beautify Your Neighborhood Letter of Intent

This letter confirms that I, Don & Kathy Faust,  
(Company/agency or individual's name)  
will partner with Lochslee Home Owner Association  
(Name of Association)  
in the implementation of its Beautify Your Neighborhood grant project.

Our contribution will consist of (please check all that apply):

- Cash Donation** in the amount of 380<sup>00</sup>  
 **In-kind donation of goods and/or services** in the amount of \_\_\_\_\_  
(Please provide a detailed description of the service, supplies, equipment. For example, if providing professional services, include a description of the services, the dollar amount typically charged, etc.)

The total value of my donation is \$ 380<sup>00</sup>.

Signature Don Faust

Date 1/16/2013

PLEASE PRINT:

Name DON FAUST

Company \_\_\_\_\_

Address 6016 STONE CT.

City DUBLIN OH Zip 43017

Phone 614.402-4107

E-mail don@fausts.com

**Lochslee Condominium Association**  
**Rickert Property Management, Inc.**  
**2013 Budget - Approved**  
**January 15, 2013**

*2013 Budget*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>INCOME</b>													
Association Fees	7289	7529	7529	7529	7529	7529	7529	7529	7529	7529	7529	7529	90108
Reserves	0	0	0	0	0	0	0	0	0	0	0	0	0
Assessments	754	754	754	754	754	754	754	754	754	754	755	755	9050
Legal Reimbursement	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	1	1	1	1	1	1	1	1	1	1	1	1	12
Late Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL INCOME</b>	<b>8044</b>	<b>8284</b>	<b>8284</b>	<b>8284</b>	<b>8284</b>	<b>8284</b>	<b>8284</b>	<b>8284</b>	<b>8284</b>	<b>8284</b>	<b>8285</b>	<b>8285</b>	<b>99170</b>
<b>EXPENSES</b>													
Insurance	0	0	0	6450	0	0	0	0	0	0	0	0	6450
Management	360	360	360	360	360	360	360	360	360	360	360	360	4320
Legal / Accounting	0	0	0	250	0	0	0	0	0	0	0	0	250
Administrative	4	4	4	4	4	4	4	4	4	4	4	4	48
Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0
Loan Interest	502	502	502	502	502	502	502	502	502	502	502	502	6024
Service Fee	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supplies	4	4	4	4	4	4	4	4	4	4	4	4	48
Postage	12	12	12	12	12	12	12	12	12	12	12	12	144
Copies	6	6	6	6	6	6	6	6	6	6	6	6	72
Water / Sewer	3500			3500			3500			3500			14000
Landscaping	1417	1417	1417	1417	1417	1417	1417	1417	1417	1417	1417	1417	17004
Landscape Improvement	0	0	0	0	5000	0	0	0	0	0	0	0	5000
Snow Removal	2000	1500	500										4000
Maintenance	1000	1000	3000	3000	3000	3000	3000	3000	0	0	0	0	20000
<b>TOTAL EXPENSES</b>	<b>8805</b>	<b>4805</b>	<b>5805</b>	<b>15505</b>	<b>10305</b>	<b>5305</b>	<b>8805</b>	<b>5305</b>	<b>2305</b>	<b>5805</b>	<b>2305</b>	<b>2305</b>	<b>77360</b>
<b>INCOME</b>	<b>-761</b>	<b>3479</b>	<b>2479</b>	<b>-7221</b>	<b>-2021</b>	<b>2979</b>	<b>-521</b>	<b>2979</b>	<b>5979</b>	<b>2479</b>	<b>5980</b>	<b>5980</b>	<b>21810</b>
Painting	0	0	0	0	0	0	9050	0	0	0	0	0	-9050
<b>NET INCOME</b>	<b>-761</b>	<b>3479</b>	<b>2479</b>	<b>-7221</b>	<b>-2021</b>	<b>2979</b>	<b>-9571</b>	<b>2979</b>	<b>5979</b>	<b>2479</b>	<b>5980</b>	<b>5980</b>	<b>12760</b>

## LOCHSLEE HOMEOWNERS ASSOCIATION

November 6, 2012 meeting Minutes

Attending: Bump, Bailey, Faust, Vohlers, HOA Board Members, and Rickert, Management.

Minutes of the October 2012 meeting were approved as sent. Kathy Faust was appointed Secretary.

Treasurer's report for the period ending October 31, 2012 was reviewed and accepted.

### Old Business:

1 New gutters were installed on the front of the 6065 Arran Ct. building at a cost of \$450.

Drainage issues at 6065 –6059 Arran Ct. were addressed by the installation of new underground drains for a cost of \$4650.00. Drainage issues at 6024 – 6032 Strome Ct were addressed by the installation of new underground drains along the front of the building at a cost of \$1685.00.

2 Unit 6027 Cromdale reported cracks with moisture. Cost to repair is \$450.00 for epoxy to fill the crack in the wall. The owner will put fill dirt under the deck (cost to HOA of \$50) to improve water drainage away from the foundation.

3 The board accepted the report of the landscape committee to approve the plan by College Properties to install shrubs around the back patio of 6015, Strome Ct. The unit owner will pay for the new shrubs (\$1,200). The committee recommended more evergreens to ensure year-round privacy for the patio. The Board appreciates this contribution as the patio is at the entry of Lochslee.

### New Business

1 Landscape Maintenance - Management presented 3 estimates for landscaping maintenance in 2013. The Board set a budget limit for \$17,000 for the year and will make a decision at the December meeting. Of particular consideration is the need for regeneration pruning of maturing shrubs and trees in order to prolong an attractive life span.

2 Landscape Improvements – the Landscape Committee appointed by the board met and recommended focusing on improving the entrance to the community, and planning for landscape to replace the ash trees that were removed, particularly in Strome Ct. They will meet with the John Reiner, the Muirfield landscape architect to begin improvement planning.

3 HOA Financial Planning – The need for having an accurate understanding of the reserve funds needed for future major repairs was discussed in order to avoid future assessments. To be fiscally responsible, the board discussed the need to have a Reserve Study professionally done to plan for such needs. Management suggested 2 engineering firms that have experience in this work. The cost for such a study is \$3000 - \$4000. The board felt this would be an essential planning tool.

4 Dues Increase. Lochslee Dues have not been increased in over 5 years. Because of a lack of needed reserve funds, homeowners were assessed an apportioned share for new roofs and repainting. Other Condo communities with secure financial planning, annually increase dues 2-3% per year. The board discussed the need to increase dues at this time in order to fund a reserve study, and initiate a long term plan for the community. The motion was made, seconded and approved to increase dues, proportionate for each unit to an average of \$10.00 per unit per month beginning January 1, 2012.

5 Amendments to HOA regulations: The board discussed the need to address some changes for the HOA regulations. First, that requiring 6 residents as board members is unwieldy, in that it requires that

25% of the homeowners serve on the HOA board. It was thought that 3 homeowners would be a more realistic number. Second, at this time only one unit is leased. However, current Lochslee regulations would allow up to all (24) units to be leased. This is considered vulnerability in HOA stewardship. It further weakens the ability of prospective homeowners to secure a mortgage in today's difficult home loan market. A strong regulation would limit leased properties to be less than 20% of total occupancy. Third, the need for an amendment to address the prevention of sexual predators from living in the community is recommended. Management has offered to present possible amendments addressing these concerns for board consideration at the December Meeting.

Next meeting will be December 11, 2012, at 7 PM at Bonnie Bailey's home.

Respectfully submitted,

Kathy Faust  
6016 Strome Ct.

## **Lochslee Home Owners Association Meeting January 15, 2013 Minutes**

### **Attending:**

Bailey, Bump, D Faust, Shoemaker, Vohlers – board members; K Faust - Secretary; Rickert – Management.

### **Minutes:**

December 2012 HOA Meeting minutes were approved as sent.

### **Board Membership:**

D. Faust presented his resignation from the Board, and it was accepted. A motion was made by Vohlers to appointment K Faust to the Board, it was seconded, and approved. It was moved, seconded, and approved that K Faust serve as President, Bailey serve as Vice President, and D Faust serve as Secretary-Treasurer. Vohlers and Bump will remain as signatures for the checking account.

### **Financial Report:**

W. Rickert reviewed the **December 2012 YTD Balance Sheet** (attached). A discussion was held about State of Ohio Law requiring the maintenance of a Reserve Fund. W. Rickert informed that - at the end of the year, the COA must place a minimum of 10% of its annual operating expenses to its Reserve Fund. The current Lochslee Reserve Fund is \$22,707. Discussion was had about what is an adequate reserve fund amount for Lochslee. W. Rickert's opinion was that the Lochslee's fund is substantially under funded. State condominium law also requires a Reserve Study. By law, the HOA should be working to increase the reserve fund so future special assessments or loans will not be necessary. Q – How much would be adequate? Rickert opinion – That would be determined by the Reserve Study, projecting large expenses out over a period of at least the remaining lifetime of the roofs, which he felt was about 25 years. Street repair/ replacement costs timeline would also be considered. Q – So we would have to plan to save enough in the reserve over 25 years to replace the roofs, and possibly the streets? W Rickert Answer – yes. W Rickert stated that the State's acceptable alternative to a reserve study to ensure future capital needs, would be an annual assessment requiring a 75% approval of the owners, and that failure to meet the assessment requirements by any one owner, could be very onerous to all the unit owners.

W. Rickert reviewed the **2012 Year-End Budget to Expenses Comparison**. A discussion ensued about inclusion of amortization of the loan to Banco, the servicing of the interest, as well as the computation of the obligations for each unit. Further, that consideration should be given to the few unit owners who have paid off their proportional indebtedness. This discussion raised concerns about the adequacy of the 2013 budget as approved in December. It was decided that the loan details be reviewed and accurately reflected in the budget. It was further recommended that the loan and interest be broken out as separate items on the monthly financial statement. In addition, the loan repayment or other assessments should be broken out in the billing invoices sent monthly to the individual owners. W Rickert said this would be possible and would provide more accurate record keeping. It was decided that Don Faust confer with past board member, Jim

Granger, and review the historical loan document, then present the board with needed information to make necessary adjustments.

A special meeting to review and revision of the 2013 budget reflecting this new information, will be held at noon on Wednesday January 23 at the office of Rickert Management at 1695 Old Henderson Rd.

**Old Business:**

- **Water issue at 6057:** Progress on the resolution of the issue was reported by W Rickert. Two basement repair companies, A-1 basement, and Phillips Basement Repairs, will review the situation and offer opinions and estimates for solution. The possibility of water overflow caused by a mal-functioning neighbor sump pump is also being explored. Every attempt will be made to get the information needed to make a repair decision at the Wednesday, January 23<sup>rd</sup> special meeting.
- **Additional Repairs:** The report on the status of community repairs was tabled till the next meeting, but it was noted that progress is being made to address all the issues identified this summer.
- **By-Laws:** W Ricart presented draft copies of proposed Amended and Restated Bylaws (Code of Regulations), and the proposed Amended and Restated Declarations and Bylaws Creating and Establishing a Plan For Condominium Ownership Under Chapter 5311 of the Revised Code of Ohio For Lochslee Condominium. The proposed changes will bring the association documents up to current Ohio code. Three additional amendments discussed at the December board meeting are included. The board members were asked to carefully review these documents for any contradictions, recommendations, or changes. K. Faust asked that this item be taken up again at the March Meeting for detailed review.
- **Landscape:** K Faust presented a proposal she has put together with the help of the City of Dublin to place a new sign and landscaping at the entrance. A grant request must be submitted this week. The Dublin City grant will be awarded for up to \$5,000. Matching funds will need to be allocated from the Lochslee HOA budget landscape budget line item (proposed \$3500 of the \$5000 budget line item), along with financial commitment to maintain the new entrance, and with contributions of volunteer time. There was much discussion about the possible need to redirect approved budget line items in view of the current budget uncertainties. The question was called, voted on, and passed by a vote of 3 to 2.

**New Business:**

- It was decided that the **Annual Association Meeting would be held on April 20<sup>th</sup> at 10 AM**. Location to be determined.
- K Faust passed out some information sheets on the role of board members, their fiduciary responsibilities, and suggestions on how to be effective.

**The meeting was adjourned at 9:30. The next meeting will be at noon at the offices of Rickert Management.**

Respectfully Submitted,  
Don Faust,  
Secretary-Treasurer

**Balance Sheet (Cash)**  
**Lochslee Condominium Assoc. - (lochslee)**  
**Dec 2012**

Page 1  
1/11/2013  
04:09 PM

Prepared For:  
Lochslee Condominium Association  
1695 Old Henderson Road  
Columbus, OH 43220

Prepared By:  
Rickert Property Management, Inc.  
1695 Old Henderson Road  
Columbus, Oh 43220

**ASSETS**

Cash	
Cash Oper - US Bank	230.72
Flex Funds	22,866.80
Popular Reserve Account	609.77
Total Cash	<u>23,707.29</u>
<b>TOTAL ASSETS</b>	<u>23,707.29</u>

**LIABILITIES**

Current Liabilities	
Banco Popular Loan	76,991.10
Prepaid Association Fees	1,372.41
Total Cur. Liabilities	<u>78,363.51</u>

**EQUITY**

Prior Years Net Income	-62,339.34
Current Year Net Income	7,683.12
Total Equity	<u>-54,656.22</u>

**TOTAL LIAB. & CAPITAL**

23,707.29



**CITY OF DUBLIN.**

Land Use and  
Long Range Planning  
5800 Snier-Rings Road  
Dublin, Ohio 43016-1236  
Phone/TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____ _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es):	
Tax ID/Parcel Number(s):	Parcel Size(s) (Acres):
Existing Land Use/Development:	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:
Total acres affected by application:

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name:		Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):		
Mailing Address: (Street, City, State, Zip Code)		
Daytime Telephone:	Fax:	
Email or Alternate Contact Information:		

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

<p>I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.</p>	
Signature of Current Property Owner:	Date:

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

State of \_\_\_\_\_

Notary of Seal

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

<p>I _____, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.</p>	
Signature of applicant or authorized representative:	Date:

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I _____, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative:	Date:

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I _____, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative:	Date:

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_      Notary Public \_\_\_\_\_

Form 99-99-01

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	



# Final/Amended Final Development Plan Application Requirement Checklist

## Application & Supporting Materials

### 1 APPLICATION FEE

- 2 CD - ONE (1) DIGITAL COPY CONTAINING ALL APPLICATION MATERIALS REQUIRED FOR SUBMISSION.  
Files must be labeled and submitted as PDFs or JPEGs, or other appropriate electronic format.
- 3 ORIGINAL SIGNED AND NOTARIZED PLANNING AND ZONING COMMISSION APPLICATION FORM - ONE (1) COPY
- 4 FINAL/AMENDED FINAL DEVELOPMENT PLAN STATEMENT - ONE (1) COPY INCLUDING RESPONSES TO THE FOLLOWING
- Explain the proposed development and how the proposal relates to existing development in the vicinity.
  - State how the proposed final/amended final development plan relates to the Dublin Community Plan and the approved preliminary development plan. If there is a modification from the preliminary development plan, explain the nature and location of the proposed modification.
  - Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission [Code Section 153.055(B)] (See page 3).
  - For an amended final development plan, explain how the proposal is different from the approved final development plan.
  - Explain how the proposal is consistent or inconsistent with the development text for the Planned District.
- 5 LEGAL DESCRIPTION AND/OR PROPERTY SURVEY FOR EACH PARCEL INCLUDED - ONE (1) COPY
- 5 LIST OF PROPERTY OWNERS AND REGISTERED HOMEOWNERS ASSOCIATIONS WITHIN 150 FEET - TWO (2) COPIES THAT INCLUDE:
- Parcel number
  - Owner name
  - Complete address

## Plans & Maps

All plans require FIVE (5) small (11 x 17) and FIVE (5) large (22 x 34) to scale copies unless otherwise noted. Additional copies of plans may be requested prior to the case being placed on a meeting agenda.

- 1 VICINITY MAP - Show the following:
- 500-foot radius.
  - Relationship of the proposed plan to the entire planned development district and existing development.
  - Existing property lines, easements, utilities, street rights-of-way, zoning district boundaries, and existing land uses and structures.
- 2 REGIONAL CONTEXT MAP - Show the following:
- 2,000-foot radius.
  - Proposed site layout and adjacent property lines.
- 3 FINAL/AMENDED FINAL DEVELOPMENT PLAN - Include the following:
- North arrow, bar scale, and table of contents.
  - Total acreage of the area subject to this final/amended final development plan application.
  - Radii, arcs, points of tangency, central angles for all curvilinear streets, radii for all rounded corners, and lengths of all straight center lines between curves on all public and private streets.

- 67 Rights-of-way lines of adjoining streets and alleys with their widths, names, center lines, and indication of the edges of pavement.
- 68 All lot lines and easements with dimensions. For condominium projects, identify common elements and limited common elements.
- 69 Dimensions and locations of proposed structures, buildings, streets, parking areas, yards, playgrounds, school sites and other public or private facilities.
- 70 Arrangement of internal and in-out traffic movement including access roads and drives.
- 71 Lane and other pavement markings to direct and control parking and circulation.
- 72 Locations of signs related to parking and traffic control.
- 73 Locations of existing and proposed structures including fences, walls, signs, and lighting.
- 74 Locations and layouts of all proposed and existing outdoor storage areas including locations of trash receptacles.
- 75 Sanitary sewers, water and other utilities including fire hydrants, as required.
- 76 Proposed drainage and stormwater management.
- 77 Delineation and identification of areas to be dedicated or reserved for public use and any areas to be reserved by deed covenant for the common use of all property owners, listing who will maintain such areas.
- 78 Space for signatures of the owner, the applicant, and the Planning and Zoning Commission Secretary, with a space for the date of Commission approval.
- 79 Summary table showing total acres of development, the number of acres to be devoted to each type of use including streets, open space, the number of proposed dwelling units (if applicable), building square footage, number of parking spaces, pavement coverage, impervious surface area and acreage devoted to open space, private streets, and other public facilities.

#### 80 PEDESTRIAN AND BICYCLE CIRCULATION PLAN

- 81 **FINAL PLAT** - Must be designed in accordance with the subdivision regulations set forth in Chapter 152, Subdivision Regulations. This step is necessary if the proposed development includes the subdivision of land and a final plat has not been approved.

#### 82 SITE STAKING PLAN

- 83 **UTILITY PLAN** - verifying availability of water, sanitary sewer, gas, electric, cable, etc. and indication of proposed extensions.

- 84 **GRADING PLAN** - showing existing and proposed grading contours, water courses, wetlands, flood plains, and other flood hazard boundaries.

- 85 **LANDSCAPING AND SCREENING PLAN** - as required by Code Section 153.138(A).

#### 86 TREE SURVEY, TREE PRESERVATION, AND TREE REPLACEMENT PLANS.

- 87 **LIGHTING PLAN** - showing light pole height and location, building accent lighting, pedestrian lighting and minimum, average and maximum footcandle calculations.

- 88 **SIGN PLAN** - indicating character, material, dimensions, locations, shape, color(s), and type of illumination.

- 89 **ARCHITECTURAL ELEVATIONS** - showing all exterior elevations and floor plans, colors, materials, and other details indicating the architectural style proposed for the development and conformance with any appearance standards.

- 90 **CONSTRUCTION PLANS** - for all public improvements, site grading, and development practices required by City Code.

- 91 **EXISTING CONDITIONS PLAN** - Updated existing conditions plan originally submitted with the preliminary development plan application.

- 92 **MATERIAL/COLOR SAMPLES** - (swatches, photos, plans, or product specifications) include manufacturer name and product number for all proposed elements.

# Review Criteria

## 153.055 FINAL / AMENDED FINAL DEVELOPMENT PLAN APPROVAL CRITERIA.

(B) Final development plan. In the review of proposed planned developments, the Planning and Zoning Commission shall determine whether or not the proposed development, as depicted on the final development plan, complies with the following:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

**DUBLIN CITY COUNCIL**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
Monday, February 11, 2013

Minutes of Meeting

Mrs. Boring called the meeting to order at 5:35 p.m. in Council Chambers.

Committee members present: Mrs. Boring and Vice Mayor Salay. Mr. Reiner was absent

Staff members present: Ms. Colley, Ms. Kennedy and Ms. Green.

Ms. Colley stated there are three pending applications from Dublin homeowner associations: Post Preserve, the Woods of Indian Run, and Lochslee Condominium Association.

Post Preserve

Ms. Colley presented a brief overview. Post Preserve desires to create a visual, scenic, park-like setting along Post Road/Hyland-Croy Road in Reserve A. Installation items would include new landscape beds, trees, construction of a connector channel between two existing stormwater retention basins, improved/enhanced landscaping, and repurposing of a damaged stacked stone wall. Their total request is \$5,000. They have in-kind donations and volunteers to help with the project. They are pursuing certification through the National Wildlife Federation. Proposed conditions from staff:

- (1) move one of the landscape beds in Area D from the right-of-way; or
- (2) remove the stacked stones from the bed to another location. This is in lieu of the longer process of submitting a formal right-of-way encroachment request to Council.
- (3) If the Association decides to leave the bed in the right-of-way without the stones, they must work with the Finance Department to create a maintenance agreement.

She noted that she spoke with Mayor Lecklider about the future widening/realignment of SR161/US33. When that project occurs, the entryway to this subdivision from Perimeter Road will be removed. His concerns were that the landscape beds close to the entryway not be destroyed during that future road project. Staff will work with Engineering to ensure that the proposed landscape work will not be in a location at risk during the future entryway removal. The City currently does not maintain this area.

Mrs. Boring stated that staff scored this project as a 23. What is the highest possible score?

Ms. Colley responded that the highest score possible is 25.

Mrs. Boring inquired if this is City parkland.

Ms. Colley responded that it is not City parkland. It is a reserve area owned and maintained by the Association.

Mrs. Boring inquired the amount of land involved.

Ms. Colley responded that staff could request that information and forward to the Committee.

Mrs. Boring asked why the City hasn't invested more in the appearance of this site, since it is located within the City's right-of-way.

Vice Mayor Salay noted that she recalls the history of this site. It was developed at a time when the City was having City property maintained by homeowner associations. This is one of the problems with that model, and why she never supported it. It does not make sense

to require City land to be maintained by a homeowner association.

Mrs. Boring stated that she has no concern with reserve areas being maintained by the associations, but she is disappointed that the initial rezoning did not require the developer to perform the enhancements.

Vice Mayor Salay asked if there is a map that indicates where the improvements will be made versus the area that will be impacted during the future entryway relocation during the construction project.

Ms. Colley responded that staff would provide a map of that area for the February 25 Council meeting.

Vice Mayor Salay recommended Council approval of the grant request of \$5,000.

Mrs. Boring concurred, noting that the Committee's recommendation for approval also includes the condition that the Association work with staff to ensure the project area does not conflict with the future 33/161 intersection improvement project.

Mrs. Boring invited the Post Road representative to testify.

Dave Holmes, Post Road Preserve representative, stated that Ms. Colley has addressed all the issues.

Mrs. Boring inquired if he accepted the Committee's recommended condition to their grant award recommendation.

Mr. Holmes responded that they concurred.

### **The Woods of Indian Run**

Ms. Colley stated that this grant application is for the purpose of renewing their entryway landscape bed along Coffman Road to provide a more aesthetically pleasing appearance; to remove a row of older boxwood shrubs to ensure their entry sign is once again visible; and to transplant some of the existing landscape materials from the existing beds along Coffman Road to Indian Run Park, which is currently maintained by the Association per an agreement with the City. The total grant amount requested is \$4,806.95. They have volunteers to assist with the transplant of usable plant materials from the Coffman Road bed to Indian Run Park. They are not pursuing certification through the National Wildlife Federation. Proposed staff conditions are:

- that the HOA create an agreement that will be signed by owners of property where landscape bed/project area is located, affirming their willingness for the Association to engage in landscape work located on their individual properties. This Association has assumed maintenance of this area for many years, but no formal contract or agreement exists with the property owners.
- that the Association replace the maiden grass selection with another grass due to its potentially invasive nature. (Suggestions: Shenandoah or Heavy Metal Switch grass or Prairie Dropseed)
- City staff worked with the applicant to create a landscape plan for the project area, which included more native species, but the Association has decided to remain with their original plan. Both sets of plans have been submitted for review for information purposes. Although staff has recommended the inclusion of more native species in the plant material selections, they have no objection to the original plan.

Mrs. Boring asked if a representative for Woods of Indian Run is present to comment.

Greg Rose, Woods of Indian Run representative, stated that they met with Laura Ball last fall concerning staff's concerns and to discuss design options to address those concerns.

Mrs. Boring inquired if the plan submitted by the Association was considered too formal by staff.

Ms. Colley responded that she believes Ms. Ball was attempting to adhere to the grant guidelines to use more native plant species. Although those were staff's suggestions, staff did not object to the original application, assuming the Association replaced the one plant, due to its invasive nature.

Mrs. Boring stated that although she recognizes the desire to meet the National Wildlife Federation guidelines, she can understand their preference for a more formal look at the entryway.

Ms. Colley stated that the National Wildlife Federation certification provides the application two bonus points on their score, but there is no obligation to obtain that.

Vice Mayor Salay stated that she assumes Ms. Ball was looking at plant resistance to salt spray from the streets and plant irrigation needs. She wants to ensure they have addressed the irrigation needs of these particular species of plants, particularly during the first growing season. After the plants have been successfully established, they probably will do well.

Mrs. Boring recommended approval of the grant request for \$4,806.95 with the following conditions:

- that the Association replace the maiden grass with one of the species recommended by staff, and
- that they work with staff to create a mutually acceptable landscape design for the proposed project location
- that the Association secure an agreement with all property owners where the project area is located for the Association to perform the landscape work in the areas located on their individual properties.

Vice Mayor Salay concurred with the recommendation to Council.

### **Lochslee Condominium Association**

Mrs. Boring noted that staff's report indicated that staff has recommended that the applicant request the full grant amount permitted -- \$5,000.

Ms. Colley stated that was staff's recommendation following a discussion with the Association regarding their concerns about the costs of the project.

Ms. Colley stated that the proposed project would include the following:

- Plant trees near the Association's entryway
- Remove old entry sign and replace with a new, more clearly visible angled sign
- Install lights for sign
- Remove old shrub material and replace new shrubs, perennials and annuals
- Install new shrubs around community mailboxes

The Association President indicated that they have had to remove a large number of ash trees due to disease. Because that area is now barren, they would like to plant new trees. The total cost of the project is \$12,000. Their request is for \$5,000 with an additional \$7,000 provided in matching funds. Volunteers will perform much of the work. They are anticipating receipt of the

National Wildlife Foundation certification. Due to their late submission, the applicant did not complete the grant approval process. Therefore, staff recommends the following conditions:

- Continue to work with Planning staff to obtain the necessary Planning and Zoning Commission approvals and sign permits
- Work with staff to ensure that the shamrock design on proposed sign meets acceptable design standards
- Change the maiden grass selection to another grass, due to its potentially invasive nature. (Suggestions: Shenandoah or Heavy Metal Switch grass or Prairie Dropseed)

Mrs. Boring inquired if the fees for sign permits and the planning approval process are waived. Ms. Colley responded that, typically, the fees for Amended Final Development Plans are waived by Council. She does not believe sign permit fees are waived.

Mrs. Boring inquired if this is a rendering of how they desire the sign to appear?

Ms. Colley affirmed that it is.

Mrs. Boring requested that they not use the City logo on the sign.

Ms. Colley responded that the sign is modeled after the Muirfield sign, which has a shamrock. Homeowner associations are permitted to use the shamrock on their signs, but not the "City of Dublin" verbiage. Final approval of the sign design by Community Relations is required.

Mrs. Boring recommended approval of the application with the conditions proposed by staff. Vice Mayor Salay concurred with the recommendation.

Mrs. Boring thanked staff and the applicants for their work on the plans for these projects, which will enhance the community. The Committee's recommendations will be forwarded to City Council for review and approval.

The meeting was adjourned at 6:03 p.m.

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Clerk of Council