

# Glenabby News

Summer Newsletter

3<sup>rd</sup> Quarter 2018

## Variance Requests: why does it take so long?

Sometimes you may wonder why it seems to take so long to get something approved when it comes to dealing with your Association on a specific project request or even a repair. Typically, a variance request or request for a repair with a larger scope of work (beyond what the typical maintenance services provide) can take anywhere from 30-90 days, sometimes even longer.

Our Board has a planned meeting schedule (which is stated to the top right of this page). Your Board may not meet each month and no Board member can act on their own to approve work. Decisions are made by the ENTIRE Board of Directors at a proper meeting of the Board. So that you can understand how the Management Company and your Board work together to make educated decisions, we will elaborate further on the process that should be undertaken by owners to allow time for the Board to review and possibly approve any request you may send in.

The Board has a structured agenda and packet that has been prepared by the Management Company and typically allows for Homeowner Discussion or forum at each meeting. As always, you can come to our Board meetings to observe (the general meeting) or to participate in the discussion during the open forum time. The typical owner discussion time allotted at the Board Meeting is 15 minutes and that time is divided amongst those in attendance to state their point(s). Do not expect immediate answers to questions during this forum as some may require investigation by the Board or Manager that would result in a written or verbal contact to complete the answer. We have time restrictions in place to help productivity at the meeting as Association business needs to be conducted.

When submitting your requests or any variance/modification request we ask that you submit those concerns you have in writing, with detailed specifications and photos, if possible, to the Board via our Property Manager. This can be done by typical mail, email, or fax. When submitting any request you are asked to look at when the next meeting is and see if you are sending it in enough time to make the next meeting's agenda. The Board typically does not conduct business in between meetings unless it is an emergency scenario. Sending your request in a day or two prior to a scheduled meeting or directly handing them to Board members is counterproductive to the model we have in place. Currently, each Board member gets an informational packet and agenda about a week prior to the meeting with all details/facts/bids enclosed to make educated decisions about the business to be handled that month for your Association. Rushing these requests through or asking for expedited requests can cause more work for the Property Manager and the Board, as well as confusion at times.

We have been seeing more and more "rushed" requests that aren't being processed through the standard expectation procedure set above. As always, in the event of an emergency or special circumstance we will expedite email voting or make an attempt to handle a required decision accordingly and legally. Please understand that electronic voting requires, unanimous in favor voting, to be considered a legal valid vote. Conducting business in this manner on a regular basis, makes tracking more time consuming and can create confusion to overcome at times.

We appreciate your understanding with the above timelines to send in requests. Response time for written decision of an approved or un-approved variance or request is within 30 days of the last meeting date.

## Board Meeting Information

Meetings are usually held at the Clubhouse on the 3rd Tuesday of each month at 1:30 PM. All interested homeowners are encouraged to contact the Property Manager prior to the meeting to verify meeting time, place and date in case of any changes.

## Property Manager Contact Information

**Jim Chew (614) 488-7711 extension 546**

If you call and get the welcome greeting you may immediately press the first three letters of Jim's name (JIM or 546) to reach his extension.

**Emergency (614) 722-7007**

Call this number if you need to report an emergency. An emergency is when there is immediate danger to life or property, or suspension of services.

**Remember to say your unit number, and that you are calling from Glenabby!**

# Board Meeting Notes

A summary of the actions taken by your Board of Directors

**Apr. Annual Meeting**

**May. Approved**

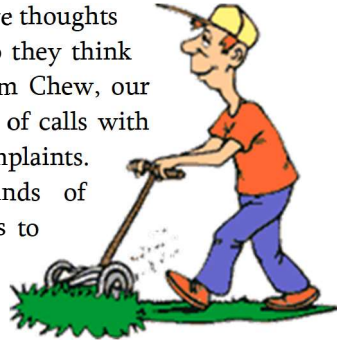
- Three landscape variance requests.
- 2018 Garden Club proposal for plantings not to exceed \$500.

**Jun. Approved**

- Transfer of funds from the “Operating Budget” checking account to the “Reserve Fund” savings account in the amount of \$11,867.

## Lawn Care

One of the things that causes the most concern to condo owners at this time of year is the care of the Association’s green spaces: is the grass being mowed at the right time, in the right way, to the right length? What about weeds? Will the grass be overrun by crabgrass and dandelions? Are the bushes being trimmed enough or too much? As the weather gets warmer many people have thoughts about how good or bad a job they think the landscapers are doing. Jim Chew, our Property Manager, gets a lot of calls with questions, concerns, and complaints. To help answer these kinds of questions, here are four keys to understanding how to deal with lawn care problems.



**1. Experts:** The first key to lawn care problems is to bear in mind that neither the Board nor the management company are lawn care professionals. Instead they hire professionals to keep Glenabby looking good. The Board recognizes this and so we don’t micro-manage the actions of the lawn care company.

This isn’t to say that the lawn service always does everything right. Sometimes they make mistakes, like everyone else, but often they know what they are doing. People who aren’t professionals may not understand it.

**2. Contracts:** The second key to understanding how to deal with lawn care problems is to realize that our lawn care service proceeds according to a contract. This means that the landscaper and Board have agreed on certain specifications which describe what the landscapers are supposed to do.

The point of having a contract is to spell out the expectations of both parties, so that if expectations are not being met you can point at a specific contractual obligation that hasn’t been done. This is helpful because sometimes people are upset about things that are not specified in the contract, but this is not really fair to the lawn care provider: they are just doing what they were contracted to do. The key is clarifying the expectations by specifying what precisely we want the lawn care company to do.

**3. Money:** The third key to understanding lawn care problems is to realize that you get what you pay for. Want more frequent prunings? Want grass that is never less than two and three quarter inches and never more than three inches tall? Want the landscapers to only use push mowers? Expect your condo fees to go up!

Lawn care is the biggest contract Glenabby has. More demands on the landscaping company means more dollars budgeted to lawn care each year, which means higher condo fees. We can find people who will do just about anything, but the question is whether we can afford to pay them.

**4. Feedback:** The most important positive thing that you can do if you have a complaint or concern about the lawn care service is to give the Board written feedback about the issue or issues you see. The Board tries to speak for the community as a whole, but it can be hard to know exactly what everyone wants, so don’t assume they know what your preferences are.

## Annual Meeting

The Annual Meeting of Homeowners was held on April 17, 2018. Patricia Haskett, Tara Lamson and David Smith were elected to two-year terms as Directors. In other business, our Property Manager gave his report covering our current financial position, the ending budget figures for last year, an update on building and grounds maintenance. A copy of the report was mailed to all homeowners who couldn’t attend the meeting.

<u>Name</u>	<u>Term Expires</u>
Patricia Haskett	2020
David Smith	2020
Tara Lamson	2020
Shaaron Fisher	2019
James Pace	2019

**FINANCIAL REPORTS  
FOR GLENABBY  
CONDOMINIUMS  
AS OF THE SECOND  
QUARTER OF 2018.**

**PRELIMINARY OPERATING  
STATEMENT**

From 1/1/2018 to 6/30/2018

**INCOME**

Homeowner Fees Assessed	\$76,800
Uncollected Fees	(\$1,090)
Clubhouse Reservations	\$160
Enforcement Assessments	\$50
Late Fees	\$350
Revenue Sharing	\$755
<b>TOTAL INCOME</b>	<b>\$77,025</b>

**EXPENSES**

Accounting	\$235
Clubhouse	\$75
Electric	\$2,199
Gas	\$528
Income Tax	\$478
Insurance	\$9,740
Landscape Improvements	\$781
Lawn Care	\$17,572
Legal	\$1,000
Management	\$6,900
Office	\$1,380
Repairs	\$6,054
Snow Removal	\$7,936
Trash Removal	\$5,334
Water & Sewer	\$1,272
<b>TOTAL OPERATING EXPENSES</b>	<b>\$61,484</b>
Reserve Contributions	\$34,139
<b>TOTAL EXPENSES</b>	<b>\$95,623</b>

**BALANCE SHEET**

As of 6/30/2018

**Assets**

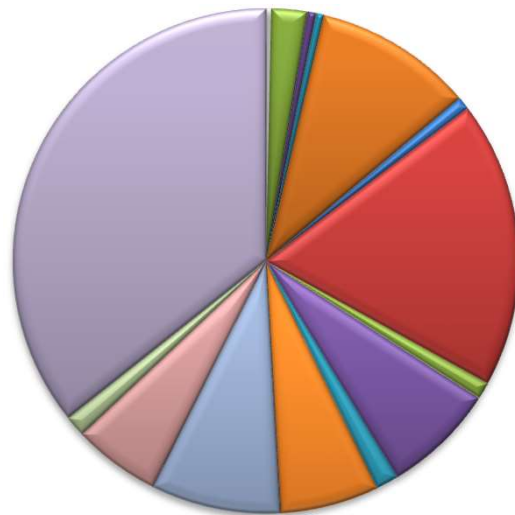
Cash	
TOTAL Operating	\$25,474
TOTAL Reserves	\$198,054
TOTAL Cash	\$223,528
Net Accounts Receivable Current Year	\$1,090
<b>Total Assets</b>	<b>\$224,617</b>

**Total Liabilities**

**Net Worth**

Fund Balance as of 1/1	\$207,203
Net Income YTD	\$17,415
<b>Total Net Worth</b>	<b>\$224,617</b>

<b>Total Net Worth and Liabilities</b>	<b>\$224,617</b>
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- Accounting
- Electric
- Income Tax
- Landscape Improvements
- Legal
- Office
- Snow Removal
- Water & Sewer
- Clubhouse
- Gas
- Insurance
- Lawn Care
- Management
- Repairs
- Trash Removal
- Reserve Contributions

Condo Management of Columbus  
PO Box 28249  
Columbus, OH 43228

# Mason Jar Trifle

Recipe from: [TheFrugalGirls.com](http://TheFrugalGirls.com)

## Ingredients

- 1 Sara Lee® All Butter Pound Cake, Family Size {1 lb.}
- 24 medium Strawberries, thinly sliced
- 1.5 cups Blueberries {approx. two 6 oz. containers}
- 1 box Cheesecake Instant Pudding Mix {3.4 oz.}
- 2 cups Milk
- Also Needed: 6 Regular Mouth Pint Mason Jars



## Instructions

1. Remove Sara Lee® All Butter Pound Cake from freezer, and set aside.
2. Prepare Pudding per instructions on box {whisking in 2 cups Milk}, then transfer to refrigerator to chill for a minimum of 5 minutes.
3. Slice pound cake into 12 slices, trimming crust around each slice. Then cube each slice into 8 small squares.
4. In mason jar, layer 8 small squares of Pound Cake, then a few spoonfuls of Pudding, then Strawberry Slices and Blueberries. Then do it again! One more layer of Pound Cake cubes, Pudding, Strawberry Slices, and Blueberries.
5. That's it... you're done! For fun, you can tie a small twine bow around each mason jar. ENJOY!