



Piatt Meadows Homeowner's Association

August 29, 2015

Hello Residents:

Summer is coming to a close. Kids are back to school. Here is a short letter to inform you of a few items:

1. Evans Farm Development:

The first step in getting the Evans Farm Development approved is zoning in both Orange Township and Berlin Township. This is expected to be on the agenda for the Orange Township meeting on Sept 1, 2015.

Website: <http://www.orangetwp.org/Calendar.aspx?EID=1049>.

Even though we do not live in Orange Township, PMHA residents are encourage to attend and listen, as the Berlin Township meetings will follow shortly thereafter.

Some have expressed concern over the Developer's plans to implement higher density housing just south of our neighborhood.

More information on the Evans Development can be found on our website at: <http://piattmeadows.com/wordpress/wp-content/uploads/2015/07/2015-06-02-Developer-meeting.pdf>.

We will attempt to inform you of future meetings in Orange and Berlin Township.

2. Block Party 2015

The 2015 Block Party was a huge success with close to 100 attendees. We hope to grow this event in future years. Who won the wiffle ball game - kids or parents? A Huge "Thank you" to Megan and Angi for a job well done!

3. Deed Restrictions

A few window air conditioning units have popped up in windows around the neighborhood. These are not allowed per our Deed Restrictions.

Also, here is a reminder that asphalt driveways need to be resealed/repared every 2 years.

The Enforcement Committee is collecting violations and will be sending them out to Homeowners this Fall.

4. Special Assessment for 2016

Please plan on paying a Special Assessment Fee in 2016 to make the entrances more appealing, to fix the failing walls and to update the landscaping. This fee will be approximately

\$300 on top of your \$300 dues for the year. More detailed information on expenses will be shared in the coming months. Invoices will be mailed to all Residents in December, with a due date of March 31, 2016.

5. Pond Repair

The wind has eroded the bank of the pond; therefore, you'll see some repair work being performed there next month. Stone is being added to approximately a 1/4 of the perimeter of the bank to help with erosion and the geese issues. The cost of this work is approximately \$11,000 and will come out of current PMHA funds. Some have said, "I don't use the pond; therefore, I shouldn't have to pay for this." Our Deed Restrictions require all Homeowners to share equally in all land maintenance.

6. Olentangy Redistricting

Contrary to rumors, Olentangy has not made any definite plans to redistrict or reshuffle who goes to what school. However, meetings are occurring to decide how to lessen the load on overcrowded schools. This may or may not involve where our kids attend schools for the 2016-2017 school year and beyond. The School District will post all current and future meetings to this website: <http://www.olentangy.k12.oh.us/Page/1657>. Two PMHA residents are actively participating in these meetings.

7. 2015 Dues

All residents but two have paid their 2015 dues. We continue to work with these residents for payment.

There are five residents that owe dues from past years. These residents have been notified. A list of liens is being finalized with our lawyer to be filed before the end of the year.

Please drop us an email of your questions and concerns. Volunteers are needed for 2016.

Sincerely,

Piatt Meadows Homeowners Association Trustees

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