



## *Piatt Meadows Homeowner's Association*

August 7, 2016

Hello Residents:

The kids will be going back to school on August 17<sup>th</sup>. Where has the summer gone? This letter is a general update of things going on in our neighborhood.

### **Evans Farm Development**

Orange Township has approved the Evans Farm Development. Berlin Township is in the process of reviewing/approving the re-zoning application. The next zoning meeting is on Sept 28<sup>th</sup> at 7 pm at Berlin Township Hall, 3271 Cheshire Rd.

The Developers of the 600+ acre parcel in Berlin Township have called a meeting on Monday August 8<sup>th</sup> at 7 PM at Grace Point Church on Peachblow to discuss the project. Some residents have expressed concern over the Developer's plans to implement higher density housing just south of our neighborhood and the proposed construction of a convenience store on the southwest corner of Hollenback and Old State Rd. **This may be your last opportunity to express your opinion** so please attend this meeting and the next zoning meeting.

### **Olentangy School District News**

OLSD recently broke ground for their 4<sup>th</sup> High School to be built along Berlin Station Rd. The project is on schedule to be open for the 2018-19 school year. The 303,000-sf school will be very similar to Orange High School. The District will go through a re-districting process in the coming months to realign student populations with available school facilities. This process may change where our children attend middle and high school.

### **Deed Restrictions**

A few residents have asked how the deed restrictions can be modified. For example, some residents would like to put up fencing or build an out building (both of which are restricted). Modifying our Deed Restrictions is tremendously difficult; however, not impossible. Refer to our [Deed Restrictions](#) for more information.

### **2016 Dues and Special Assessment**

All residents but 8 have paid their dues and/or special assessment. PMHA is attempting to communicate with these residents via email, USPS mail and certified letters so payment plans can be set up. For the residents that have ignored our communication and/or failed to set up payment plans, we have finalized the paperwork to file liens with our lawyer. These liens will be

filed this week. Late fees, interest and lien expenses are passed on to the homeowner and added to open balances. Liens are public record and can be searched here:

<http://www.co.delaware.oh.us/recorder/index.php/search/record-search>

## **PMHA Budget**

Some residents have clearly expressed their displeasure with the 2016 special assessment and requested a copy of our budget to make sure our funds are being spent wisely. The PMHA budget and meeting notes were handed out at the 2016 Annual Meeting on March 6, 2016. They were also posted on our website at [www.piattmeadows.com](http://www.piattmeadows.com).

The special assessment was collected to improve our entrances (budget \$36,000), plant trees that have died on common ground (budget \$7,500) and finish the pond stone (budget \$12,300). All these funds remain unspent and in our PMHA account. The entrances are our top priority. The Entrance Committee is collecting bids for approval by the Trustees. Once the entrance bids are approved, the remaining funds will be used for replanting trees and the pond stone work. We expect the entrance work to begin this fall and be complete in spring 2017. The pond stone should be complete this September/October. The trees and the entrance landscaping are planned for spring 2017.

## **Street Cleaning**

A PMHA resident recently called Berlin Township about cleaning our streets in our neighborhood. Trustee Flaherty indicated that it would be discussed at the August 8<sup>th</sup> Trustee meeting. Check the Township's website soon for more information.

<http://www.berlintwp.us/trusteeminutes>

## **Upcoming Events**

Olentangy School District First day of School	Wednesday August 17th
PMHA Block Party	Saturday August 20th
2017 Dues Letter Mailing	December 2016
2017 Annual Meeting	TBD

Please drop us an email of how we can improve our neighborhood and if you'd like to attend an upcoming Board meeting. Thank you for your support.

Sincerely,

Piatt Meadows Homeowners Association Trustees

**Frank Eisenhower, PJ Walsh, Kevin Webb and Eric Sullivan**

Email: [trustees@piattmeadows.com](mailto:trustees@piattmeadows.com)

Mail: PMHA, PO Box 203, Lewis Center OH 43035

Website: [www.piattmeadows.com](http://www.piattmeadows.com)