



Estates at Tremont Club Newsletter

May 2014



**The Estates at Tremont
Condominium
Association**
Is proudly managed by:

*Real Property
Management, Inc.*
5550 Blazer Parkway,
Suite 175
Dublin, OH 43017

(614) 766-6500
(614) 792-9174 fax

Lisa Fetherolf, CMCA
Community Manager
lfetherolf@rpmmanagement.com

Customer Service
customerservice@rpmmanagement.com

Accounting Department
Accountingdepartment
@rpmmanagement.com

Service Department
servicedepartment@rpmmanagement.com



Board of Directors

Clyde Seidle
bseidle@columbus.rr.com

Robert Moreni
bmoreni@att.net

Denise Davis
ddavis@nationalchurchresidences.org

Latricia Barker
speedette1@aol.com

Robert Helmick
rhelmick@hotmail.com

Edward Bobay
edefb@aol.com

SAVE THE DATE

The Annual Estates at Tremont
Club Condominium Association
Board Meeting is tentatively
scheduled for June 18, 2014 at the
Hilliard Public Safety Building.
More information to come.



Roof Valleys

The Board has identified issues
where some of the roof valleys are
rusting. The Board is contacting the
roofer to determine what the next
steps will be.

Sidewalks

The winter was not kind to our sidewalks. Several
homeowners have identified pitting and flaking of
the sidewalks. This was not due to use of inap-
propriate deicing agents, but due to the extremely
long cold periods this winter. The Board believes
the flaking/pitting does not compromise the side-
walks and is more of an aesthetic issue. Howev-
er, to be sure, The Board is going to complete a
concrete assessment to determine if any
action is needed.

PET CLEAN UP

It is very important that everyone clean up after
their pets immediately after the animal has re-
lieved itself. Pet waste left on the lawn causes
the grass to die and weeds to grow in its place.
Over time, repairing these areas can become
costly for you and your neighbors. Also, pet
waste can be a serious health hazard, so
please, clean up after your pet.

The Tremont Club Master Association has in-
creased their pet station clean out, but there
may still be times when the stations are out of
bags or the can is full. In these situations, it is
still your responsibility to clean up and dispose
of your pet's waste. This means that you should
always carry an extra bag just incase the pet
station is out. If the pet station can is full, take
the used bag back to your unit and dispose of it
in your trash container.

Mugs and Muffins

The next Mugs and Muffins will be held on
May 17, 2014. More information to come...

UPCOMING SUMMER PROJECTS

The next round of buildings will be painted
and asphalt repairs will be done. The
community will be notified before the
projects begin!



LANDSCAPING 2014

Make sure to keep in mind the following for the upcoming Spring and Summer season with regards to planting flowers etc:

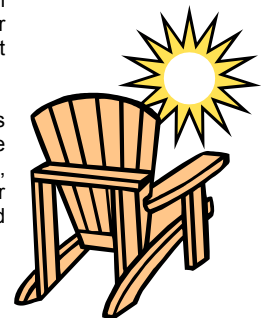
1. Planting of perennials and annuals are encouraged in the limited common areas. Potted flowers and/or potted trees in front and back of units in the limited common areas are acceptable. All plants/flowers planted by homeowners should not exceed 48" in height. Un-potted clinging vines, such as clematis or ivy, and trellises are prohibited.
2. Due to the sprays used by the landscapers, it is recommended that any vegetable plants be planted in containers in the limited common area and not directly in the flower bed.
3. Landscape lighting within the mulch beds is permitted. It is the unit owner's responsibility to maintain lighting in good condition.
4. No changes in landscaping can be made without first submitting an Application for Exterior Improvements to the Board. The only exception is the planting of flowers in any existing mulch beds. Any modification of any kind or size must be approved prior to the work beginning.
5. Mulch beds around your unit are regarded as limited common areas. Therefore, any shrubs, herbs, trees etc. planted in these areas must be approved by submitting an Application for Exterior Improvements to the Board.
6. Landscaping debris must be disposed of the day it is cut and/or raked. Dead flowers or bushes need to be removed from mulch beds. Mowing of lawns by residents is prohibited.
7. Edging such as rock, pavers, bricks and plastic are prohibited except as approved with an Application for Exterior Improvements to prevent soil erosion.
8. If you chose to leave hoses out, they need to be disguised in a container. Black hoses can be left in the mulch beds as long as they are also out of the way of landscaping crews.
9. The Board has approved the removal of dead plants and trees. This should start taking place soon. Some plants and trees will be replaced, but not necessarily with the same type of plant. Others will not be replaced because the plants nearby will fill in the area.
10. Many spireas located at the end of the units by the garage have died because of too much runoff or too close to exhaust pipes. These will not be replaced. Homeowners are free to plant something else if they prefer, just be aware that the exhaust pipes should not be blocked and the exhaust may harm the plant, so you may want to plant a smaller plant or flower.
11. Gator bags will be placed on trees that are sick and need a little extra help. Davey will fill these bags once a month, however, if you are a homeowner whose tree gets a gator bag, the board asks if you could monitor the water and fill the bag weekly as needed.
12. The Board also asks that anyone who receives a new trees/plant to please water them weekly throughout the summer so that they will survive their first year and that the warranty will be in place. If you cannot water these new trees/plants. Please let Lisa Fetheroff know so that other watering arrangements can be made.

Landscaping Schedule - All estimated time frames are weather permitting

Estimated Time Frame	Activity
1 st Week of May	Early Summer Pruning
May	Fertilization
2 nd Week of June	Mid Summer Pruning
July	Fertilization
2 nd Week of August	Late Summer Pruning
1 st Week of October	Late Fall Pruning/Fall Cleanup
3 rd Week of October	Fall Aeration/Fall Cleanup
October	Fertilization
2 nd Week of November	Fall Cleanup
1 st Week of December	Fall Cleanup

PATIOS AND FURNITURE

Many homeowners have enhanced the exterior of their home by installing a concrete or paver patio. Improvements of this type can be beautiful and increase the value of your home. However, make sure that before you make any exterior improvements, you complete an application for exterior improvements and submit it to Real Property Management. Furniture placed on patios and porches should be limited to wood, wicker, wrought iron or similar appearing materials and must be neutral in color.



OHIO GRILLING LAWS

Winter has passed and everyone is looking forward to a summer of warm weather, fun and grilling outdoors. On September 5, 2005, the Ohio Department of Commerce and State Fire Marshal Division adopted the new Ohio Fire Code Regulations governing the operation of open-flame cooking devices such as charcoal, propane, gas grills and open fire pits. At that time, the Fire Code, banned with a few exceptions, an open-flame device including propane, gas, and charcoal barbeque grills to be operated anywhere within ten (10) feet of combustible construction. Combustible construction includes, for example, fences, railings, decks, balconies, etc. All condominium and homeowner properties with three (3) or more homes under one roof were required to comply with the law. Estates at Tremont Club falls within these requirements. Please make sure you are pulling your grills away from the building, garages and mulch areas in an effort to comply with these laws to keep you and your neighbors safe.

