



# The Village View

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### Summer's Coming!

**Tremont Swimming Pool Opens  
Saturday, May 21 7a.m.**



## Village at Tremont Club Annual Community Meeting

**Tuesday, June 27, 2016**

**7:00 p.m. At the Clubhouse**

The governing documents of our Association require an annual meeting in June, to which all Village homeowners are encouraged to attend. New members of the Village Board of Directors are elected each year.

This year, two (2) seats on the Board are open and up for election, each for a three year term. We would like to take this opportunity to thank retiring Board members, Jim Rains and Stacia Hentz for their years of dedicated service to our Community.

In addition to elections, residents can be updated on Village business and the finalized maintenance schedules created by our Property Committee.

Bylaws Article IV, Section 4 provides that a candidate for the Board must be a Unit Owner or spouse of a Unit Owner. Nominations for Board candidates can be made by any owner provided the nominee accepts the nomination. Self-nominations are also encouraged. Nominations can be made in writing to RPM, our management company, by completing the nomination form that will be mailed to all residents by RPM in the month of May.

Being a Board Member is a great way to serve our community and play a role in the direction and maintenance of our development. Typically the Board meets once a month, schedules two Town Hall Meetings during the year, and hosts the annual meeting in June. Feel free to contact any Board member for more information.

## Light the Summer Nights!

Just a reminder that our porch and garage lights provide the only safety and security lighting for our community's streets. **Replacing burned-out light bulbs is primarily an owner responsibility.** The Board stocks long-lasting CFL bulbs at the Clubhouse for outside use at no charge to residents. Contact Susan if you need new replacement bulbs. If any owner needs assistance in replacing their burned-out bulbs please contact any Board Member. If your photo-sensor is not working, contact RPM to schedule a repair/replacement at no cost to you!



# Updates from the Village Board of Directors

## Landscaping

Brickman Landscaping will soon become BrightView Landscaping and their equipment and employees will soon sport new blue and green logos. We do not know when the changeover will occur but don't be surprised when you no longer see the brown Brickman trucks on our streets.

Brinkman has been busy the last few weeks replacing 11 trees along Tremont Club Drive and replanting dozens of dead shrubs and bushes throughout the community.

And please be assured that while our landscaping services got off to a bumpy start this spring our Property Committee is working, sometimes on a daily basis, with the Brickman crews to see that our landscaping service is meeting our expectations.

## Painting and Maintenance of Wood Surfaces

All units in our community have their exterior wood cleaned, scraped, and repainted every five years. This includes front door jambs, trim around garage doors, trim pieces around the front and back of units, porch columns front and back, second story dormers, and rear screened porches. All units on Stoneworth Drive have already been repainted for this year.

***Note: Painting of the garage doors and front doors of any unit are the responsibility of the unit owner. Doors are not maintained by the Association per our By Laws. The color of any owner's door and garage doors is restricted to the ORIGINAL COLOR assigned by the developer at the time of construction. Residents are NOT permitted to change door colors. The required door colors are as follows:***

Rockwood Shutter Green  
Polished Mahogany (Redish Brown) OR  
Black

All colors are Porter Acri-Shield Satin paint, and are on file at the Hilliard Pittsburg Paint store. **No other colors are permitted** in the community in order maintain the uniform look throughout. Each building is to maintain the original color assigned to it at closing.

## Dryer Vent Cleaning

Dryer vent cleaning is a safety-critical service that was begun last year at no additional cost to all unit owners. The vent cleaning does require access to the inside of your home, and will be done every three years. This summer, sometime in May or June, the following will have their dryer vents cleaned by Dryer Vent Wizard of Central Ohio:

Community Way (4595-4607); Trademark Trail (4602-4634); Profile Lane (All: 4600-4740); Family Drive (All: 4597-4642); Stoneworth Drive (All: 4598-4642)

## Roadway and Driveway Sealing

The Board has received three contractors' bids for repairing/resealing roadways and driveways in the northern half of our community this summer. The Board has also taken bids to place concrete collars around five additional street storm water drains. The Board, however, has now asked these contractors to submit bids to not only repair/reseal all the roads and driveways in the entire community, but also to put concrete collars around all the remaining eleven street storm drains. Once these bids become available the Board will be able to determine if this project can be done for the whole community this summer and still remain within this year's budget. Once a contract has been approved the details and work schedule will be clearly communicated to all unit owners.



## Some topics to consider...

**Folks often ask about designated times for adult swim in our pool...** and that issue has been explored with our legal counsel in the past. Making any restrictions on time for pool use is prohibited by law. For your information, we are sharing the following article written by our legal counsel in a recent newsletter to Board Members:

"Swimming pools and kids. For some associations, the two do not always go together peacefully. In response, a few associations wishing to create "adults only" pool time adopt rules that prohibit children from the swimming pool during certain times, and in the process, they violate the Federal Fair Housing Amendments Act of 1988 ("the Act.")

The Act prohibits discrimination against any person in their use of a dwelling based on their "familial status." The Act defines "familial status" as a situation where one or more minors live with a parent, legal guardian, or the designee of a parent or guardian. The Ohio Civil Rights Commission ("OCRC") and the United States Department of Housing and Urban Development ("HUD") are responsible for enforcing the Act. The OCRC and HUD have adopted additional regulations to clarify what constitutes illegal discrimination in housing. These regulations prohibit rules that restrict a resident's use of the recreational facilities, including an association's swimming pool, associated with a dwelling based on their familial status.

If the OCRC or HUD finds that an association's rules violate the Act, the association is responsible for the costs of defending against such claims, and the association may be responsible for paying monetary damages (actual and punitive), plus the attorney's fees of the complaining resident."

We have always made efforts to keep our pool open with equal access to all owners and residents. We strongly suggest that each household read through the pool rules and regulations prior to the opening of the summer swimming season. ***When we all do our part to adhere to the rules and regulations developed for our pool, EVERYONE is able to enjoy a peaceful and enjoyable pool experience.*** Please be sensitive to not using glass containers at the pool (glass breakage can actually require draining the pool to insure proper clean up — costly!!), refraining from loud music or electronic device use that would disturb others, and following the no-smoking rules. We are fortunate to have a great amenity in our pool and clubhouse. Good community manners ensures the enjoyment of everyone.

***SUMMER YARD DECORATIONS:*** Our rules and regulations state that items such as statuettes, bird feeders, bird baths, wind chimes, and decorative art are permitted **ONLY IN THE BACK LIMITED COMMON ELEMENTS**, and should not be in front lawns/common elements. An American Flag is permitted at any time following normal flag protocol; however, flag holders and hardware are **NOT** permitted to be installed on any portion of the building or porch areas by a unit resident. Hanging flower pots are not permitted to be attached to any common or limited common element or to any part of the structure of the unit. Flower pots are not permitted on walkways.

***PLANTINGS:*** Residents are encouraged to plant flowers (annuals or perennials) in the mulched common areas adjacent to their unit. Maintenance of the flowers is the responsibility of the resident, as is removal at the end of the summer season. Bush and tree planting requires written approval by the Board through the Modification and Alteration Process. (See Rules/Regulations Handbook

***PAINTING THE INSIDE OF SCREENED PORCHES:*** The Association is responsible for the routine painting and maintenance of the **OUTSIDE** of screened porches. Owner/residents are responsible for the upkeep of the **INSIDE** of their screened porches. The paint color for the inside of porches has come up recently, and the Board suggests that white or neutral colors should be chosen for painting the inside of porches. Bold colors other than white or neutral, visible from the streets, are not considered in keeping with the guidelines found in the Rules and Regulations Handbook, in the section titled "Exterior Surface or Building and Window Coverings."

***GRILLING ON PATIOS AND PORCHES:*** The Ohio Fire Code on grilling applies when three or more units are attached. All Village Units are comprised of three or more units.

In accordance with the Ohio Fire Code, gas grills or other types of open-flame devices are prohibited to be used within 10 feet of a multi-family building. The Ohio Fire Code also prohibits operation of such devices on balconies or decks. This includes the use of natural gas grills connected to your Unit's gas line.

Violations of this Fire Code should be reported directly to the local Fire Department at the no-emergency number of 876-7361

***Please be advised that any grilling damage done to a unit's siding or white privacy fence will be repaired at the owner's expense.***

## A reminder about ANY alterations you are planning...

This is the season that many of us make plans for increased enjoyment of our homes and surroundings. It is important that all owners make themselves aware of the rules, guidelines, and necessary approvals for any alteration of a Common or Limited Common Element within the development. Page 13 of the Rules and Regulations Handbook details those processes and begins:

"Any modification or alteration to the Common Element or Limited Common Element requires Board (or Board designee) PRIOR written approval. Examples of modifications include:

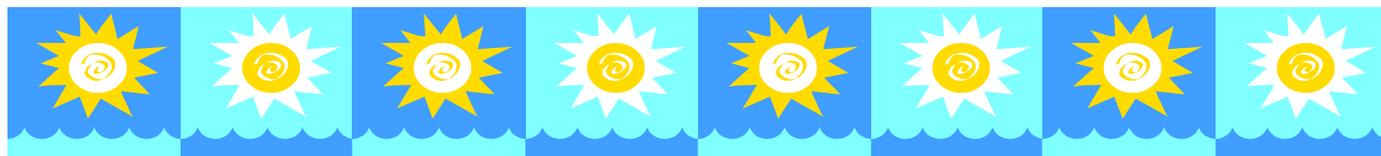
- Installation of an open, unenclosed porch or patio
- Planting of trees or shrubs
- Modification of an existing or new installation of mulch beds
- Installation of any hardware to the building structure

Each summer, we receive calls from owners frantic that "...my contractor is set to start next week", when appropriate approvals have not been sought or attended to. **PLEASE** make sure that you follow the processes as spelled out in our Rules Handbook.

Also: Not that no alteration application is necessary for installing a screened door to your front entry. See the storm door requirements on page 16 of the Rules and Regulations Handbook.

Other topics to note:

- ♦ **DISPLAYING OF FLAGS:** See page 16 of the Rules and Regulations Handbook. The Association has approved flag holders and installs them for you with your request and payment of a \$45.00 fee. Otherwise, no owner is permitted to attach any apparatus to the outside of the unit.
- ♦ **LANDSCAPE LIGHTS:** See page 17 of the Rules and Regulations Handbook. Lights are permitted in the mulch areas only, no taller than 24", and must be black, or brown with only white lights. Flood lights are prohibited. The Association, nor its landscape vendor, assumes any responsibility for damage to landscape lighting.



### Noise Disturbances

After having met with the local Zoning officials, the Board has learned that unit owners disturbed by noise originating from areas bordering our community may call Hilliard Police directly to get relief. The Police Chief emphasized that owners should call 614-876-7321 ***while the noise disturbance is occurring*** so that an officer can be immediately dispatched to investigate.

Enjoy and **SAFE** and **HAPPY** Summer!

**See you at the Annual Meeting on June 27!!**