



# The Village View

Volume 7, Issue 3

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## Village Contacts

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(RPM)**

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Property Manager

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RPM CUSTOMER SERVICE

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Suite 175 Dublin, Ohio 43017

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**Hilliard Beggar's  
Night**



**Oct. 31 6-8 p.m.**

**Daylight Savings Time Ends...**  
**Sunday, November 6, at 2:00 a.m.**  
**Don't forget to "FALL BACK"!!**



## Parking in the Village at Tremont Club

Each year, we recommend that Unit Owners take a few minutes to review our community's Rules and Regulations Handbook, specifically as it relates to parking within the community on pages 20 and 21. The rules clearly state that Unit Owners and their guests have 3 places to park their vehicles:

1. Inside of their garages (2 spaces)
2. In their driveways in front of their garages (2 spaces), or,
3. In any of the assigned extra parking spaces scattered around the community.

The rules further state that *"there is no parking permitted in the streets in any location due to the safety considerations for emergency vehicles that require full access"* to our roads to quickly and efficiently maneuver and operate their equipment. Finally, *"violation of any of the parking and vehicle operating rules can result in towing and storage, without notice, at the vehicle owner's expense."*

Warning signs have been posted at both entrances to our community that clearly explain information about a towing company that will assist us with enforcement of the community parking rules. Please know that no one wants to be the "bad guy", but your Board of Directors has the responsibility and duty to see that our rules are followed and enforced to assure the health and safety of all Unit Owners, their families, and their guests. We take that responsibility seriously, especially with the recent need for emergency vehicles to service the community.

Please, **DO NOT** park on our streets!

## It's "Goblin Grill-Out" Time... Again!

The cooler autumn days and the "howling season" have ushered in the sixth annual **GOBLIN GRILL-OUT**. Each year, the Village at Tremont Club Association Social Committee invites resident fiends and goblins from both Village and Estates communities to enjoy fall fellowship and hearty treats around the fire pit.



Join us for **Goblin Grill-Out**

**Monday, October 31 — 7:00-8:30 p.m.**  
**at The Clubhouse Patio** (or inside if weather is inclement)  
 Grilled sandwiches and other treats provided

Please RSVP your participation to Susan

*A goblin-y good time to be had by all...that's no trick!*

## Updates from the Village Board of Directors

Here is an autumn summary of what has been accomplished in the Village, and what is on the horizon:

**New Board Members Elected:** At the Annual Association Meeting held in June, two new Board members were elected to three-year terms to the Association Board of Directors. Jeff Beechuk and Bill Mielke have already begun to work hard over the summer, and committed good time and service to our community. One other Board member was added during the summer. After the resignation of David Hughes, the Board chose Bob DeWitt to fill that vacant seat. Bob brings much experience, particularly in the area of Buildings and Property, and we are certainly fortunate he has agreed to “re-enlist” and serve on the Board. We would also like to thank David Hughes for the countless hours of service he provided to our Village community.

**Scheduled Maintenance Completed:** The following scheduled maintenance was completed over the summer:

- **Scheduled painting:** The exteriors of screened porches, pillars, facia, front door trim, and wood around the dormer windows are painted on a five-year cycle. All Village units on Stoneworth Drive were completed this summer. Next summer, all the units from 4642-4733 Trademark Trail, 4629-4673 Community Way (odd numbers only), and 4626-4632 Oracle Lane will be painted.
- **Plant and Tree Replacement:** Fall is the time for planting! Tree and plant replacement is scheduled to begin in late October/early November and will be completed before the first winter freeze. Our Buildings and Grounds committee makes a regular review of the entire community, and with the help of our landscapers, compiles a list of the most necessary plant/tree replacements.
- **Eleven (11) concrete catch basin collars** were installed this summer. This brings the ongoing project to a close as all of the catch basin collars in the Village now have been replaced in concrete.
- **Roadway/Driveway Seal Coating:** By mid-October, roadway/driveway repairs and seal coating will have been completed. This year, we were able to repair/reseal our entire community’s roads and driveways all at once and still remain within our budget. In the past, this inconvenient but necessary process was spread out over two years. Now, our entire community will look great with a fresh coating of tar and sealant on all roads and driveways.

**Dryer Vent Cleaning:** The leading cause of fire in condo and apartment communities is dryer vents clogged with debris. Several years ago, the Board, in a commitment to community and resident safety, contracted with a company to clean every unit’s dryer vent every three years. Owners need not be at home at the time this service is completed. The company accesses the dryer vent from the roof. With some budget adjustments, this service continued to be provided with ***no increase in our monthly fees.***

**Budget Creation for the 2017 Fiscal Year:** October and November are typically the months in which the Board evaluates and creates its’ budget for the coming fiscal year. The Board closely scrutinizes all factors that might impact our community’s finances during this process. The Master Board, for example, has not yet decided if it might raise its fees for 2017. Additionally, it is becoming very clear to our Board that as the community ages, more repairs and maintenance is required. This year, alone, over \$7000.00 was spent to correct misaligned downspouts, gutter run-outs, and sump pump discharges caused by ground settlement. Front porches and steps are cracking, wood on screened porches is rotting, and our ponds are in need of serious attention. If we are to maintain the quality of life of the community, these items will command our attention soon. Thus, monthly fees will most likely increase for 2017. The Board will share a final breakdown of costs and fees once the budget process is complete. Formal announcements will be mailed to each Owner in December.

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## Mark Your Calendar: Annual Winter Town Hall Meeting

- It has been the practice of the Village at Tremont Club Association Board to hold periodic Town Hall-style meetings to update Village Residents on our operations. The purpose of the meeting is for Board Members to share information about Village business, gain community feedback, and provide an opportunity for residents to ask questions in a casual setting. Additionally, the meeting in January allows for sharing and review of the newly adopted fiscal budget.

***Please, save the date: TUESDAY, JANUARY 17, 2017 at 6:30 p.m.***

***The Village Town Hall will be held in the Clubhouse.***

***All residents are WELCOMED and encouraged to attend!***



### Lighting Up The Holidays At Tremont Club



It has been our tradition to light up the entrance oval and traffic circle for the holidays by stringing the trees with white lights. Any resident interested in helping with the project can meet at the clubhouse on

**Sunday, November 13 at 3:00 p.m.**

As usual, we are also in need of new strings of white lights with green wires. If you could donate one box or several, your donation would be appreciated. Please drop off your light donations to Susan, at the Clubhouse, by Friday, November 11. Thank You!

### Funding our Social Committee and Expressing Gratitude to Susan

Each year we also take up a voluntary collection from Village residents for two purposes:

1. Creating a fund to assist with social events like the Goblin Grill out, Christmas holiday party, and the July 4th picnic.
2. Taking up a collection to extend our thanks to present a holiday gift to Susan for all of her work for the community. (Presented at the Holiday Party)

Please consider using the enclosed envelope to make the suggested donation of \$10 per house for the social fund, and any additional contribution you would wish to make toward a Christmas gift for Susan. ***You can deposit your envelope in the box marked "Village Social Fund" at the Clubhouse, on or before November 18th.***

# 6 Things Every Village Resident Might Want to Know...

**1 Autumn's clean sweep:** By mid-November the landscapers will complete annual Autumn Clean-Up, including raking and removing fallen leaves, cutting back all ornamental grasses, and winterizing the lawn turf.

If you do not want our landscapers to trim perennials you may have planted, please tie a BRIGHT RED ribbon on any plant you wish to protect from the trimmer's blades. This will serve as a signal to them to leave those plants and bushes alone.

**2 Owner Responsibility for Outdoor Security Lighting:** Each unit has 2 or 3 security lights above the garage door(s) and front entry. These lights serve as the security and street lighting, as well as a welcome to guests at our homes.

Burned out bulbs detract from the security and appearance of the community. ***It is the owner's responsibility to keep these lights in good working order.*** If a light bulb is burned out, a free replacement at Board expense can be obtained from Susan in the clubhouse.

If not light comes on, the sensor may be faulty. In that case, call RPM, and the sensor will be replaced at no charge to you.

If you are unable to change your bulbs for any reason, notify the Board and assistance can be arranged to keep lights glowing!

**3 Mind the Waste:** The pet waste stations are provided by the Estate and Village Boards. However, they are an ongoing additional expense to the community, and the faster they fill, the more it costs. Owners should be aware that pet waste bags from their home **ARE COLLECTED AS PART OF CITY TRASH COLLECTION.** Please don't carry all of your "home pet waste" to the waste stations. Stations are for convenience while on walks. Thank you in advance for cleaning up after your pet.

**4 It's the Holiday Season...** and our community rules **DO ALLOW** for residents to decorate the outside of their homes. Remember these guidelines:

- Lights may be strung in trees and bushes as long as they do not damage the planting.
- "Blow Up" lawn ornaments are **not permitted** in the lawn or other common elements.
- Holiday décor should not be displayed earlier than 30 days prior to the holiday, or more than 30 days after the holiday.
- Lights should not be attached to the gutters, siding, or other structural elements.

**5 The weather outside WILL get frightful:** Snow and ice season will arrive sooner than we might like. The Association provides for snow removal on our streets and driveways when 2-3 inches of snow accumulates. We make the call for plowing and deicing on a storm-by-storm basis, always in the best interest of resident safety. We do NOT typically shovel walkways from the drive to the front door, due to the high cost of hand shoveling. If a snowfall is excessive, the Board may make the decision to have front walks shoveled. If a resident has a need for their walk to be shoveled (wheelchair, injury, etc.), please contact a Board member to discuss options. In order for driveways to be cleared, residents must not park in the drives. One car in the double drive prevents the plow from clearing the drive. Please know that there may be up to a 1-1 1/2 hour delay from the time that we call for snow removal, and when the plows arrive. We are only one of many properties that our contractor services. Small amounts of deicer can be secured from Susan should you have an immediate need for your driveway. Larger amounts of deicer, used at resident discretion, is at owner expense. ***Please consult our Rules and Regulations Handbook for more details on snow removal.***

**6 When calling RPM with a question:** When residents call RPM with a question, they frequently ask to speak with our property manager, Lisa Bloomer. There are many others at RPM who can and will immediately field your question. Many times, Lisa could be out of the office or working on another resident's question. SO, to get a quicker response to your inquiry, first try asking the RPM representative that takes your call...who may direct you to an available resource.

# Once Again, “Tremont Club Gives Back”:

## Our Community’s Holiday Service Project

Tremont Club Gives Back is a community service project that has become a tradition of its own during the holiday season. For the past nine years, Tremont Club residents have participated in supporting the MoMM Foundation, a local 501c3 charity that provides both Thanksgiving and Christmas meals over 60 needy and/or homeless families in the Columbus area, in addition to warm winter coats, hats, gloves, and gifts for the children in each family served. In the past, Tremont Club has generously collected canned food and pantry staples (peanut butter, blankets, pajamas, stocking stuffers and socks.



The MoMM Foundation has indicated that they could use items to stuff stockings for about 80 needy children. Items that are needed include: lip balms, socks or underwear (all sizes, especially adult sizes), hats and gloves, playing cards or children’s card games, small books, toys, cars, pencils, crayons, or other items that would fill a stocking for children ages toddler to teen.

**Tremont Club residents can make their donations at our Clubhouse, beginning on November 14 and running through December 9. A box marked “MoMM Foundation” will be placed in the Clubhouse Tremont Room.**

In addition, the proceeds from a raffle of exhibitor items during our Annual Shop-A-Thon will be donated to The MoMM Foundation to help purchase food, coats, and pantry staples for needy families served.

Our community is greatly blessed, and “**Tremont Club Gives Back** “ provides us with an opportunity to share blessings and gratitude with families less fortunate than ourselves.





## To Give Each Resident a “Go-To-Person” for Communications, Each Board Member has Buildings Assigned to Them

Each member of the Board of Directors has a responsibility to represent the collective interests of the Village at Tremont Club, and all of its residents. While Board members do not act, officially, as individuals, we have decided to assign each Board member a collection of addresses for which they will be responsible for communication between the homeowner/resident and the Board, and vice-versa.

It is our hope that this arrangement gives each Village resident a “Go-To-Person” for easy access and assistance. **Of course, ANY resident may contact ANY Board Member, for any reason, whenever necessary. It is our pleasure to serve you and our community. Your assigned “Go-To” and their email contact is listed below, by address.**

**Bob DeWitt: radman72@aol.com**

**Bldg. 26:** 4751, 4747, 4743, 4739 Trademark Trail **Bldg. 27:** 4589, 4587, 4585, 4583 Tremont Club Drive **Bldg. 28:** 4684, 4680, 4676, 4672 Merit Drive **Bldg. 33:** 4664, 4668, 4672, 4676 Community Way **Bldg. 34:** 4733, 4729, 4725 Trademark Trail **Bldg. 45:** 4724, 4720, 4716, 4712 Trademark Trail

**Tim Anderson: timlanderson5@gmail.com**

**Bldg 29:** 4683, 4679, 4675, 4671 Merit Drive **Bldg. 30:** 4573, 4571, 4569, 4567 Tremont Club Drive  
**Bldg. 31:** 4640, 4638, 4636, 4634, Oracle Lane **Bldg. 32:** 4642, 4638, 4634, 4630 Community Way  
**Bldg. 37:** 4641, 4637, 4633, 4629 Community Way **Bldg. 38:** 4632, 4630, 4628, 4626 Oracle Lane  
**Bldg. 41:** 4642, 4646, 4650 Trademark Trail

**John Castle: jcastlef@gmail.com**

**Bldg. 35:** 4673, 4669, 4665, 4661 Community Way **Bldg. 36:** 4657, 4653, 4649, 4645 Community Way  
**Bldg. 42:** 4670, 4666, 4662, 4658 Trademark Trail **Bldg. 43:** 4686, 4682, 4678, 4674 Trademark Trail  
**Bldg. 44:** 4702, 4698, 4694 Trademark Trail **Bldg. 61:** 4612, 4608, 4604, 4600 Profile Lane

**Bill Mielke: mielke.w@gmail.com** **Bldg. 63** 4602, 4604, 4610 Trademark Trail

**Bldg. 39:** 4621, 4617, 4613, 4611 Community Way **Bldg. 40:** 4639, 4637, 4635 Oracle Lane  
**Bldg. 65:** 4634, 4630, 4626 Trademark Trail **Bldg. 64:** 4622, 4618, 4614 Trademark Trail  
**Bldg. 62:** 4609, 4611, 4613 Profile Lane **Bldg. 56:** 4595, 4599, 4603, 4607 Community Way

**Jeff Beechuk: jbeechuk@yahoo.com**

**Bldg. 55:** 4626, 4622, 4618, 4614 Profile Lane **Bldg. 46:** 4732, 4736, 4740 Profile Lane  
**Bldg. 47:** 4641, 4637, 4633, 4629 Family Drive **Bldg. 54:** 4625, 4621, 4617, 4613 Family Dr.  
**Bldg. 53:** 4626, 4622, 4618 Family Drive **Bldg. 48:** 4642, 4638, 4634, 4630 Family Drive  
**Bldg. 60:** 4609, 4605, 4601, 4597 Family Drive

**Lisa Pearson: lisa.pearson32@gmail.com**

**Bldg. 59:** 4610, 4606, 4602, 4598 Family Dr. **Bldg. 49:** 4641, 4637, 4633, 4629 Stoneworth Lane  
**Bldg. 50:** 4642, 4638, 4634, 4630 Stoneworth Lane **Bldg. 51:** 4626, 4622, 4618, 4614 Stoneworth Lane  
**Bldg. 52, 57, and 58:** 4625, 4621, 4617, 4610, 4606, 4602, 4598, 4613, 4609, 4605, 4601 Stoneworth Ln.