

Waggoner Park

CONDOMINIUMS

August 2014

Waggoner Park Board Members

Mary Franklin - President
Tim Adams - Treasurer
Kimberly Lee - Secretary
Kelly Comer—Director
Paul Elswick—Director

Contact Us:

board@waggonerpark.com

Community Website:

www.waggonerpark.com

Waggoner Park
CONDOMINIUMS

Towne Properties
777-A Dearborn Park Lane
Worthington, OH 43085
(614) 781-0832 Fax

Property Manager:
Laura Neidig

Email:
laura@towneproperties.com
(614) 781-5146

Property Assistant:
Jaime Willet

Email:
jaimew@towneproperties.com
(614) 318-2754

Emergency
After Hours Maintenance
(614) 781-0055
Follow the prompts

Concrete Work Update

The Board of Directors has approved Re-Construction Industries (RCI) to begin the concrete repair work at Waggoner Park. RCI has already started and completed several buildings on the property. Before your building is scheduled to have work begin, RCI will notify you. Repairs will continue through early next year until all buildings have been addressed. The Board asks for your continued patience and cooperation as RCI strives to get as many buildings completed as possible before winter begins.

Enhanced Security System

As most of you know, the security system that gives access to the pool, fitness center, and clubhouse has been enhanced. The new key fobs (which replace the old key cards) eliminate issues with managing passwords—you will no longer need to memorize a password. **If you haven't already done so, please don't forget to pick up your new key fobs at Towne Properties:**

777 Dearborn Park Lane—Suite A
Worthington, Ohio 43085
(Monday-Friday, 8:30am-5:00pm)

You will need a photo ID and be prepared to sign a waiver. Homeowners receive up to two key fobs per unit. The 1st is provided FREE for your convenience. The 2nd is \$15.00 (check or money order only). Key fobs will not be issued to owners with delinquent account balances. Only homeowners may pick up key fobs. Please refer to the letter mailed to you on November 13, 2013, for more information.

As always, please contact our Property Manager, Laura Neidig, with any questions.

New Purchases

The Board of Directors recently purchased a new refrigerator and A/C unit for the Phase III Clubhouse when both stopped working.

Asphalt Work

M&D has been hired by the Board of Directors to make repairs to the asphalt throughout the community. The work has begun and will continue until all areas have been repaired.

Recycling is COMING!!!

The Board of Directors is pleased to announce that the Solid Waste Authority of Central Ohio (SWACO) will be offering recycling at Waggoner Park Condominiums.

You can recycle:

Paper Glass Cans Plastic Cartons Cardboard

For more information, visit www.swaco.org or call 614-871-5100.

Did you know....

- Cleaning your toilet tanks at least 2 times a year can eliminate dirt, grime, and bacteria that can cause odors, corrode the gaskets, and even plug up the toilet.
- Flushing your water heater once a year can remove sediment that accumulates on the bottom of the tank (especially if you have hard water); sediment buildup reduces the heating efficiency of your water heater.

IMPORTANT Pet Reminders

- Pets are not permitted to be tied outside.
- Please immediately pick up your pet's waste and dispose of it properly.
- ALWAYS have your pet on a leash when walking in the community.

Please make sure you abide by these rules. Failure to do so could lead to a violation letter and a fine of up to \$200.00.

Preserve Your Fencing!

If you have wood fencing, it is the homeowner's responsibility to stain the fence and decking to protect it from deteriorating. The Community Guidelines Handbook states you can stain using any natural wood tone!

Website Information

Would you like to rent the clubhouse? Obtain important property documents? Email the Board of Directors? You can do all of this and more by visiting the Waggoner Park website at www.waggonerpark.com.

Fitness Center Guidelines

Children are allowed in the fitness center room, however, they are not permitted to use the fitness equipment. This is for insurance liability reasons, and most importantly, for their own safety. Please call the management company with any questions.

Front Doors and Storm Doors

It is the owner's responsibility to paint the front door when it starts looking discolored. The following are the approved paints: **Pittsburgh Paints - Sun Proof Black or Pittsburgh Paints - Tuxedo Gray (Stansbury Units Only).**

The approved storm doors are **Secure Elegance #349-20 or Larson Secure Away #346-60E** all black with matching hardware to your front door.

Trash Compactor and Bulk Pad

We have had serious issues with people dumping illegal items into the trash compactors and the bulk item area. Anyone that illegally dumps trash into the compactors or bulk area will be assessed a \$500.00 violation fee. Remember, if you see anyone illegally dumping items, report their license plate number to the management company immediately.

As a reminder, fire pits, grills and open flames of ANY kind are strictly PROHIBITED within the community. This is for the safety of you and your neighbors and is in compliance with the association's master insurance policy.

Violators will be fined.

Routine Maintenance Requests

Monday-Friday, 8:00am-5:00pm, please contact Laura at 781-5146 or her assistant, Jaime, at 318-2754. If you have an after-hours emergency maintenance issue, please contact 781-0055 & follow the prompts.

Association Payments

For payments mailed with a coupon:

Towne Properties
PO Box 742632
Cincinnati, OH 45274-2632

For payments sent via online bill pay:

Towne Properties
1055 St. Paul Place
Cincinnati, OH 45202

Be sure to use the correct address. Please write your resident and property numbers on your check. You can find this information on your payment coupon.