

Dominion Club News

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Open Meeting Set For January 18

The Dominion Club Homeowners Association (DCHA) board of trustees has scheduled an open meeting for residents on Thursday, January 18, at 7 p.m. at the DCHA clubhouse.

Open meetings are held quarterly to give homeowners an opportunity to ask questions and share matters of interest with the board. Trustees will report on current information relating to their areas of responsibility. This will be the third open homeowners meeting since the Association elected its first board of trustees in

March 2006.

The board has requested that homeowners submit their questions in writing by January 12 to board president Tom Roth at troth@insight.rr.com or by mail to 6934 Joysmith Circle. Doing so will allow for the consolidation of similar questions and assure that the board has necessary documentation available to respond appropriately.

Residents planning to attend the meeting are encouraged to bring their own chairs.

Mark your calendar now for upcoming Dominion Club parties - don't miss all the fun...

- ◆ The Social Committee will announce party dates in March...

Board Reduces Monthly Fee By \$20

The Dominion Club Board of Trustees voted at its December 2 meeting to reduce the monthly homeowner fees by \$20 a month. The previous fee was \$140 a month; the new fee beginning January 1, 2007 is \$120 per month.

"We were able to take this action because our tax responsibility will be reduced in 2007 as a result of the re-appraisal of the clubhouse (from \$650,000 to \$335,000) and the deeding over to the Village of New Albany two parcels of adjoining land," said Board Chairman Urban Kraus. "Our tax savings will be in the neighborhood of \$7,500.

"Also, the overall financial picture for the Association is such that we felt we could do this for our home-

owners. We will continue to assess our fees on a year-by-year basis in view of our expenses and the overall financial health of the Association" Kraus said.

Kraus noted that the board reviews all income and expenditures on a monthly basis in order to assure sound management of the Association. The completion of the reserve study during 2006, which projects capital needs for maintaining the clubhouse and common areas over the next 20 years, is an effective planning tool and further confirmed a positive financial picture for the foreseeable future.

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Christmas Party on December 8, 2006



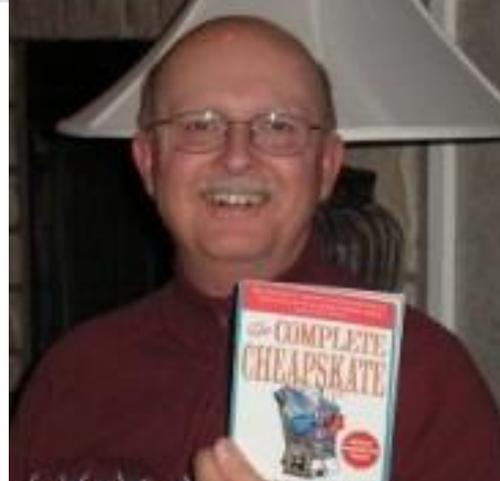
The Dominion Club held their annual Christmas Party at the Dominion Club-house on Friday, December 8th at 6:30 p.m.

Approximately 55 people were on hand to enjoy Sloppy Joes, prepared by 4 members of the Party Committee. Everyone brought a salad, main dish or dessert to share.

The highlight of the evening was the opening of the "White Elephant" gifts. Some were funny, some were ugly and others were just plain useless. Before the gifts were opened, participants had an opportunity to exchange their selected gift with other people. Then Donene Bradshaw read a story about Mrs. Right. This involved exchanging gifts every time Donene said "Right" or "Left."

The fun of the gift opening is to note how beautiful a package looks on the outside and what a difference it looks like inside. There were many laughs and everyone had a good time.

If you have never attended a Christmas Party, think about coming next year. You will enjoy the fellowship and laughs.



Abbruzzese Wins 2007 Snow Removal Contract

Abbruzzese Brothers, Inc. will again be the contractor to handle ice and snow removal in the Dominion Club during the 2007 winter season. The firm won the contract in competition with two other companies. Abbruzzese has handled snow removal since the Dominion Club was established.

"We will operate with the same guidelines as in recent years," said Wayne Hasty, chairman of the lawn care/snow removal committee. "This means removal will begin at two inches of snow accumulation."

Driveways will be cleared by back dragging with a truck or by bobcat as appropriate. Snow remaining in front of garage doors will be blown or hand shoveled. Walkways and steps will be hand shoveled.

Abbruzzese crews will clear the clubhouse parking lot and public sidewalks. Streets and Lark Lane are plowed by the Village of New Albany.

"Depending on the time a snow event begins, it may be necessary for the crews to clear driveways and return later to clear sidewalks and walkways to homes. We will be in ongoing communication with Sterling and Abbruzzese to coordinate the clearing and the resolution of any problems once a snow event begins" said Hasty.

Questions about snow removal may be directed to Hasty at 855-3468 or to Teresa Underwood at Sterling Towne Properties at 781-0055, extension 131.

Residents who do not want Abbruzzese to clean their driveway may notify Hasty at the above phone number or at WHasty4703@aol.com. A list of residents who provided this information to Hasty in late November and early December has been provided to Abbruzzese for the 2007 season. If you did not do so at that time and you do not want your driveway (or sidewalks, walkways, steps) cleared, you should contact Hasty as soon as possible.

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Getting To Know Our Neighbors

by Bob & Christy Radigan

Bob and Christy joined the DCHA in May 2005, moving from Gahanna. They work together in their own professional services firm specializing in business process/systems consulting and mediation services.

They have four sons and six grandchildren. Chris and his wife Lydia have a daughter and son in Gahanna, while Chuck and Tanna raise their twin sons in Columbus. Matthew and Meghan live in Monroe Falls (near Akron) with their two sons and Jason lives in Cuyahoga Falls (also near Akron). Sundays are busy days as Christy normally hosts dinner for the Columbus area offspring and holidays are busy occasions when the whole gang visits.

Christy was born and raised in Muskegon, Michigan and attended Western Michigan University graduating with a Bachelor of Science degree in political science and sociology. She joined the Department of Defense working first for the Defense Logistics Agency, then as one of the founding managers of the Defense Finance and Accounting Service. She earned her MBA at Franklin University. After 31 years she “retired” as a financial manager and began her new career as a mediator contracting with the Columbus criminal courts, small claims court, Franklin County family and juvenile

courts, Fayette County courts, and the Ohio Department of Education.

Bob was born in Lakewood, a suburb of Cleveland, and attended Kent State University earning a Bachelor of Business Administration and a Master of Public Administration, specializing in organization behavior. He made his first trip to Columbus as a guest of Governor Rhodes after the tragic shootings by national guardsmen in 1970 at Kent State. After graduation, he worked as a systems analyst, project manager and manager for a Fortune 200 organic chemicals company in Pittsburgh, before moving to Columbus as a business consultant and project manager. He has served as a consultant for a number of companies and organizations including Lucent Technologies, AEP, Defense Information Systems Agency, and the State of Ohio.

Bob and Christy enjoy traveling and, during the past five years, have journeyed to Mammoth Caves, Key West, Nassau, Disney World, the Grand Canyon, Niagara Falls, Toronto, London, Cancun, and Connecticut/New York City. Next fall they’ll be cruising to Alaska and, after that, who knows...

You may have noticed that they enjoy decorating for holidays. Any ideas for Valentine’s Day?



Christy & Bob Radigan
7058 Dean Farm

“They have four sons and six grandchildren. Sundays are busy days as Christy normally hosts dinner for the Columbus area offspring and holidays are busy occasions when the whole gang visits.”

Community Note...

Stitch-n-Time—The needlework group meets at the DC clubhouse on the second and fourth Mondays of the month at 7 pm. In January the group will meet on Monday the 8th (although it may end early to watch the Buckeyes) and the 22nd.

There are knitters, quilters, and cross-stitchers working on various projects. Dig out that unfinished item and come join us.

DCHA Board

Urban Kraus Chairman 855-1967 Ukraus@insight.rr.com Legal and Administration committee
Tom Roth President 855-3290 troth@insight.rr.com Rules, Enforcement, and Changes Committees
Barry Turner Vice-President 855-9554 barry.turner@sbcglobal.net Clubhouse & Pool, Social, and Maintenance Committees
Gordon Schutt Treasurer 855-9046 gordonschutt@aol.com Audit & Planning Committee
Wayne Hasty Secretary 855-3468 Whasty4703@aol.com Landscape & Snow Removal, Design Review, and Communications Committees
Sterling Representative Teresa Underwood 781-0055 teresau@tp1.com

Separate Lawn Maintenance and Applications Contracts for 2007

Abbruzzese Brothers, Inc. and TruGreen-ChemLawn have been awarded separate contracts by the Board of Trustees to handle lawn maintenance and fertilizer/weed control applications, respectively, on Dominion Club properties for the 2007 season.

"This represents a different approach than in recent seasons when Abbruzzese handled both the lawn maintenance and applications," said Wayne Hasty, trustee and chairman of the lawn care/snow removal committee. "We requested three companies to bid on the total package and two applications companies to bid on just that piece. The decision to separate these responsibilities proved to be the most cost effective and what we believe to be the most prudent for the coming season.

"At the end of the season, we'll evaluate the results and determine a course of action for the 2008 season," said Hasty. "Making such a change will require some patience and understanding by the resi-

dents. Based on past support, I am confident this will not be a problem."

Abbruzzese will be responsible for lawn mowing and edging, weeding and maintenance of the front beds, shrub pruning, spring cleanup/mulching and fall cleanup. TruGreen-ChemLawn will be responsible for five fertilizer/weed control applications during the season. This will include crabgrass and grub control applications. A decision regarding the need for turf aeration in the fall will be made during the summer.

Three irrigation system companies are being contacted to bid on start-up and shut-off and in-season maintenance of the clubhouse property irrigation system during the 2007 season. This system includes nearly 100 sprinkler heads to service the lawn area and plantings around the clubhouse. The choice of a contractor will be made in the coming weeks.



If you have contributions for the newsletter or something to communicate to the Dominion Club community, contact a member of the Communications Committee:

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