

Founder's Ridge 2 Neighborhood Meeting

The following are outline notes from meeting held at Gahanna Municipal Golf Course Clubhouse, 220 Ridenour Road, on September 12, 2000, to discuss items of concern to the general welfare of Founder's Ridge and it's developer, Ridenour Road Development Company, George Parker.

A) Present:

- 28 Property, (lot) owners and spouses

➤ List of property owners enclosed

B) Lots

1) Total lots from Platt plan

- 57

➤ Platt Plans furnished by Greg Jackson

2) Lots thought to be sold

- 30+ (maybe as high as 45, from Real Estate advertising of only 12 lots left
- At least two lots are held by builders

C) Association formation topics:

1) Property (lot) owners:

- All lot owners to pay association start up fees
- All lot owners to pay annual dues
- Penalties for non-payment
- Associations recourse for non-payment
- Legal actions which can be taken
- Formal association acceptance from developer
- Closure of items which were promised by developer
- Costs to association
 - a) Cost of insurance
 - b) Cost of real estate taxes
 - c) Cost of lawn care
 - d) Estimated at \$15,000 per year minimum
- Deed restrictions review by attorney
- Review of association articles of incorporation set up by George Parker

➤ It was decided by those present; to table discussions of formation until other issues of concern are addressed.

D) **Partial list of items, which need to be addressed, by general property owners at general meeting before the formation of an association:**

1) No parking signs:

- Both sides of street
- One side of street
- Removal of signs
- Police enforcing signs

➤ **It was decided by those present, to appoint Leroy Pontzloff and Lisal Gorman to contact various Gahanna departments of jurisdiction to find out what we, (Founders Ridge HO Association), can and can not do about parking signs. This committee will report back to the homeowners at next meeting, (approx. 11-01-2000).**

2) Gates:

- What was promised by developer?
- Where?
 - a) Both ends of Morgan Lane
 - b) Both ends of Founder's Ridge drive
 - c) Pine Grove entrance
 - d) Meadowsweet Place entrance
- How many do we want?
- Do we want them?
- Privatizing the streets from the city?
- Maintenance of the streets – Private or City?
- Legal fee's to accomplish if George Parker does not fulfil contract.
- Cost of gates to be given back to the association, by George Parker, developer, if not installed.
- Possible SPEED BUMPS to be installed if not GATES.
- SPEED LIMIT SIGNS and NO OUTLET signs need to be posted to slow and alleviate traffic.

➤ **It was decided by those present, to appoint Leroy Pontzloff and Lisal Gorman to contact various Gahanna departments of jurisdiction to find out what we, (Founders Ridge HO Association), can and can not do about gating the community. This committee will report back to the homeowners at next meeting, (approx. 11-01-2000).**

3) Trash on building lots:

- Better – call Ed Corbitt @ 471-6918, City office – will handle very quickly.

➤ **It was decided by those present, that this is not a big problem at this time.**

✓ 4) Standing water in drainage creek, (behind lot 15) and in other adjacent areas:

- EPA problems –Jim Edgar to contact Mayor.
- Liability to association if someone gets injured in creek due to “muck” bottom?

➤ It was decided by those present, to appoint Jim Edgar to continue to work with the EPA, Mayor of Gahanna, and others in bringing back our, (FRHOA), rights and liabilities regarding this very serious issue.

5) Equipment remaining in development from developer:

- Mowers on lot 24
- Other equipment out front near lot 55
- Does not look very good
- Liability of children playing on unused equipment

➤ It was decided by those present, that this issue would be tabled and handled by the association’s appointee’s meeting with the developer.

6) Lot 55:

- House setting empty
- Liability
- Unsightly neighborhood seen

➤ It was told to those present by Bill Hague that this lot and house will be auctioned off on 9-15-00, by the Sheriff at 10:00 am. The auction price is \$216,000 and the auction must bring at least 2/3rds or \$144,673.

7) Street Lights:

- All need checked and reported to city if not lighting
- Light at bottom of hill on Morgan Lane needs to be fixed again and to remain on all the time
 - Problem with Jess Howard by George owing them money and they will not come back and fix the light.
 - Water gets into base of unit and shorts it out when it floods.

➤ It was decided by those present, that this topic is not a problem at present time.

8) Sidewalks:

- Uniformity throughout the neighborhood
- What is city code
- What does approved Platt plan call for:
- Jim Edgar to ask mayor if sidewalks are required

➤ It was decided by those present, that this item will be investigated by Leroy and Lisal when investigating the gates and street signs.

9) Ponds:

- Kid fishing
 - a) Who and what rules
- Trash being left behind
- No trespassing signs
- Posting of signs
- Liability

➤ It was decided by those present, to table this item for the FRHOA to handle when formed.

10) Maintenance of common areas:

- Who is responsible at this time
- Costs – (Realistic figure suggested would be \$500.00 per lot per year).
- Mowing, (currently \$10,000 per year)
- Insurance, (estimated at \$1000 per year)
- Real Estate Taxes, (estimated at \$2400 per year.
- Snow removal, (estimated at 750.00 per year)
- Mulch, (estimated at \$1000 per year)
- General maintenance, (possible gate, Morgan lane flooding – lights out at bottom of hill, etc. estimated at \$1000 per year)
- There were various other items to be concerned with, such as, Maintenance of private roads, (Morgan Lane, Pine Grove, Meadowsweet Place).
- It was suggested that the FRHOA consult a road engineer to determine the condition and longevity of the private roads before accepting them from the developer.

➤ It was decided by those present, that this topic would be handled by FRHOA when formed.

11) Open Area:

- What is it?
- What use?
 - Playground – Fenced or un-fenced
 - Parking lot
 - Green grassy area
 - Basketball
 - Tennis

➤ It was decided by those present, that this topic would be handled by FRHOA when formed.

12) Trees – common area's:

- Cutting down and removal of dead trees responsibility?
- Creek common areas responsibility.
- Very costly -- \$7500 for some work.

➤ It was decided by those present, that this topic would be handled by FRHOA when formed.

13) Water in streets:

- **Drainage of standing water on Founder's Ridge Drive & Lily Pond Court**
- **Lot #36 is to back thru lot #40 to drain, but instead is draining into street**
- **Drain in street in front of lot #16 is to be fixed -- made into open grate man-hole drain**

➤ **It was decided by those present, that this topic would be handled by FRHOA when formed.**

KEY:

- = **Action taken during meeting to topic points as outlined.**
FRHOA = **Founders Ridge Home Owners Association.**

Additional Notes:

- 1) **FRHOA needs to have an engineer look at private streets before taking control to make sure they have been constructed in accordance with acceptable construction standards and that they will last/wear as expected.**
- 2) **Open area behind lot #54 should be seeded.**
- 3) **Steering Committee's formed for next meeting:**

Committee for selecting a Home Owner's Association Attorney

Chair -- Don Cooper / Bill Hague

- ❖ **Carol Foerst**
- ❖ **Don Gorman**

Steering Committee Representing Community at next meeting

- | | | |
|----------------------------|-----------|---------------------|
| ❖ Founders Ridge | == | Phylis Byer |
| ❖ Lily Pond Court | == | Bill Hague |
| ❖ Morgan Lane | == | Lisal Gorman |
| ❖ Pinegrove Place | == | Jack Oruch |
| ❖ Meadowsweet Place | == | Don Thomas |