

Amberleigh North Update for the Month of May

Hello Amberleigh North Residents!

This month's update is rather lengthy due to the variety of topics being reported. A copy of this as well as May's Community Calendar are posted on our website: www.amberleighdublin.org. Note that a special section has been added to the What's Happening portion of the website that specifically addresses issues and updates related to the proposed Amberleigh Park.

Overview of topics

1. **Board member changes**
2. **Park Committee**
3. **Landscaping**
4. **Pool**
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6. **Miscellaneous**
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 - Kindergarten-to-be summer playgroup
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1) **Board Member Changes**

At the April 21st Annual HOA Board meeting, **Nicole Kelbick** was voted in as the latest Board member to replace **Ron Gilliland**, who stepped down after 3 years of service. Ron, your work on behalf of the Amberleigh community, especially in keeping abreast of the Amberleigh Park situation, is very much appreciated!

2) **Park Committee**

Current members of the Park Committee are **Lori Murray**, **Debbie Mikol** and **Marsha Moore**. They presented an update at the annual meeting. Lori made a good point that the park would not only enhance home values but should also decrease the time a house is on the market. Below is a summary provided by Marsha Moore:

The Amberleigh Community Park is scheduled for planning in 2009 with Phase 1 construction slated for 2010. This schedule assumes that the budget is passed by the Dublin City Council during their Capital Improvement Plan (CIP) update process. The relevant budget discussion will occur either **Wednesday, August 6th** or **August 13th**. As time draws near, a definitive date will be determined and passed along via periodic email updates and reminders. In order to increase the chance of passage, we need to have good representation at the meeting as well as a persistent mail/email campaign that entails contacting members of our City Council.

In a nutshell, the budget meeting (CIPS) will involve discussion of the following items related to Amberleigh Park: **1) Design** (\$50,000) - City Staff and Amberleigh Residents will meet to design the actual park and determine where amenities will be located. This will require a few meetings but should be completed in a timely manner; **(2) Phase I Construction** (\$800,000) – slated to occur in 2010. There are one or two additional phases that are scheduled for 2011 and 2012,

Conceptual maps of Phase 1, 2 and 3 are available on the website. Keep in mind this was developed back in December 2001 when the proposed Memorial Bridge was still in the plans. The Memorial Bridge has since been omitted. **Phase 1** includes a shelter house, river outlook, river

access path, open lawn, community scale playground, bike path, tennis courts, a parking lot and landscaping. **Phase II** includes the infamous Canoe Dropoff Area, bike paths, and an accessible ramp for the river. The Canoe Drop off is not being strongly pursued by any Council members but was a concept that was included because of the river access. A request to eliminate that item can be made during the Design phase if we get enough residents to convey their aversion to the idea. We can also begin to formulate ideas of what we would like to be included in the park during the next few months with a committee established by the Homeowners Association. In 2004, Shauna Holahan, a former resident of Amberleigh, was involved in meetings about Amberleigh Park. She was kind enough to pass along the information gathered at that time. You may contact Debbie Mikol at mikolfamily@aol.com if you would like to review the file electronically.

Many residents of Amberleigh may have been wondering why the Amberleigh Park plans haven't been implemented sooner. Answer: "The squeaky wheel gets the oil". According to the committee, plans for Amberleigh Park have been slated for the budget in the past but other groups that have been more vocal about their needs have managed to get their park plans inserted ahead of ours. So it is extremely important that Amberleigh residents send a letter to City Council members about our desire to have plans for Amberleigh Park included in this year's budget. Members to contact are Mayor Marilee Chinnici-Zuercher at 614/352-5060 or mzuercher@dublin.oh.us as well as our Ward 1 Representative Cathy Boring at 614-889-7972 or cboring@dublin.oh.us. The form letter below can be used. It is also available on the website.

May 1, 2008

[*Mayor Marilee Chinnici-Zuercher* **OR** *Vice Mayor Cathy Boring*]
Dublin City Council
5200 Emerald Parkway
Dublin, Ohio 43017-1006

Dear [*Mayor Marilee Chinnici-Zuercher* **OR** *Vice Mayor Cathy Boring*]:

We are writing in support of the development of the Amberleigh Park slated for construction in 2010. We live at _____ so we have a significant interest in seeing the park developed. We support the passage of the \$50,000 Design Phase and the \$800,000 Construction for Phase I of the Amberleigh Park that is currently in the Dublin's Parks and Open Space budget for 2009 and 2010 as a part of the Dublin's five year Budget Plan.

After nine years of development, the Amberleigh North subdivision is completed and home to 120 families. There are over 200 children alone in our section. We look forward to seeing the Park finally built and our children enjoying the amenities within walking distance of their homes. Not only will the Amberleigh Park be frequently used by current and future residents of Amberleigh but the Dublin Community as well.

Once again, as Dublin residents, we truly appreciate the effort of the Dublin City Council members to see Amberleigh Park come to fruition. We look forward to the passage of the budget with the Amberleigh Park funding item included as well as participating in the planning process for 2009.

With warm regards,

NAME _____
ADDRESS _____

3) Landscaping

A new landscaping company has been contracted to oversee the landscaping of the clubhouse, tennis court and gazebo areas. Slit seeding is planned for the patchy grass areas as well as special

attention to fertilization and weed control. Additional flowers along either side of the driveway to the club house as well as in front of the clubhouse has been included in the budget. Meri Mann has graciously agreed to work with the landscaping company regarding flower selection for these areas. The irrigation system is currently being examined since it was not functioning properly last year.

Another issue brought up at the annual meeting was in regards to the land located between Dublin Rd. and properties of Amberleigh residents along Gillingham Way and Autumnwood Way. Some of the residents were concerned about the lack of upkeep in the area near where the new crossing tunnel was installed last year.

Final plat drawings from Amberleigh North Sections 1 and 2 are available on the website. Relevant areas on these final plats are Reserves A and B. Reserve A in Section 1, about 0.7 acres in size, refers to the area behind the properties corresponding to 4911 and 4919 Gillingham Way up to about 40 feet from Dublin Rd. Reserve B in Section 2 encompasses the 4.2 acres behind the remaining Amberleigh North properties along Dublin Rd. between Reserve A and Memorial Dr.

At issue is who is responsible for the upkeep of Reserve A. Until the installation of the crossing tunnel, this wasn't much of a concern since most of that area was fairly densely covered by trees and such. Once grass was reseeded and new trees planted, however, more landscaping maintenance was required. After corresponding with the city of Dublin, the Board was referred to Section 1, Note F in the Final Plats drawings which states that the Homeowners Association would be responsible for the maintenance of Reserve A. Apparently, this was part of the agreement when Toll Brothers transferred the property to the city of Dublin. As a result, the additional responsibilities of mowing and weed killing for Reserve A has been added to the duties of the landscaping contractor. Any concerns about failing trees should be directed at Parks and Open Space at <http://www.dublin.oh.us/recreation/parksopenspace.php>. This link is also available on our website in the Links of Interest section.

4) Pool

We also have a new pool contractor this year. The pool interior is in the process of being painted. The painting process requires a few consecutive days of dry weather in the 70's to allow for the paint to dry thoroughly. Hopefully this will happen soon. Weather permitting, the pool should be open for Memorial Day Weekend. Meri Mann is requesting volunteers for a Sunday afternoon the weekend before to help clean the pool furniture. More details will be forthcoming.

Concrete repair is slated for this summer too. Eventually, the entire concrete will need to be replaced at a cost of \$30,000 - \$35,000. The Board has been aware of this eventuality for a few years now and we currently have approximately \$24,000 already set aside for this. At the annual Homeowners meeting, a history of the pool construction was provided by Reza Zandi. He indicated that when the pool was originally built, there were leveling issues which required an additional (secondary) layer of concrete, less than an inch thick, to be added on top of the existing concrete. The plan is for noticeable cracks in the secondary layer to be repaired this summer and take a wait and see approach regarding how well the repairs hold up. If they do uphold fairly well, then the plan is to hold off major concrete repairs for another year or two. If the repairs don't last, then the Board will consider having all of the concrete replaced sooner rather than later.

5) Clubhouse

Currently, the clubhouse is being cleaned every few weeks. Frequency will be increased to 3 times a week once the pool is open. A few items were brought to my attention that I wanted to pass along:

- If you have large items that you are discarding in the clubhouse, please set them next to the trashcan rather than in it in order to prevent overflow of smaller items that are discarded later.
- If you use the kitchen facilities in the clubhouse, please be sure to clean up afterwards and open windows to aerate the clubhouse if necessary. Make sure, though, that windows are closed before leaving the premises.
- Please maintain the cleanliness of the bathrooms too. Apparently, residual hair dye is appearing in the men's bathroom and it is challenging to clean up once it has dried.

Thanks again to all who help maintain the cleanliness of the clubhouse. It is very much appreciated!

6) Miscellaneous

Garage Sale

The Amberleigh North Community Garage Sale is scheduled for **Friday, June 13th and Saturday, June 14th**. If you would like to participate or have questions, please contact Meri Mann 791-1665 or Nicole Kelbick 760-0035. Help is needed to collect permits from the city, submit advertising to local papers and place signs in the community.

Kindergarten-to-be playgroup

If anyone is interested in participating in a summer playgroup involving children who will be kindergartners in the 2008-2009 school year, please contact Jennifer Maloney at maloney020202@aol.com.

Mailboxes

If anyone needs information about replacing a damaged mailbox (like me), contact Cedar Crafts Products: <http://www.cedar-craft.com/products.htm>. This link will also be available on our website under the Links of Interest section.

Not sharing directory information.

Just a reminder that the Amberleigh North Directory is for Homeowner Association members only. Please do not copy and/or dispense this information to anyone not a resident of the Amberleigh North subdivision or use it for solicitation purposes.

Contact management company first.

If anyone has questions or concerns about any aspect of the homeowners association, please contact the management company initially. If a satisfactory resolution is not reached, then contact a member of the Board with your concerns. Wayne Rickert is our management company representative and he can be reached at 614-538-1717 or wrickert@rickertmanagment.com. This contact information is also available on our website.