

**CARRINGTON PLACE HOMEOWNERS
ASSOCIATION
ANNUAL MEETING
January 22, 2008**

In Attendance: Jack Kuttrus, President Kelly Lusk, Secretary
 Tony Hunter, Treasurer Budd Blake, Trustee
 John Lynch, Trustee

Jack opened the Annual Meeting by greeting all residents in attendance. Each Resident was asked to introduce themselves.

After going over our Mission Statement, Jack introduced each Trustee in attendance. He reiterated the board's main objectives:

- Distribute information
- Compile and distribute the Carrington Chronicle
- Arrange community building events
- Respond to residents needs, wants or concerns
- Landscaping & pond maintenance
- Promote a friendly & safe environment

Some of our accomplishments in these areas for 2007 include:

- Backflow inspections for our subdivision at reduced cost
- Landscaping improvements (perennials, trees, etc)
- Trimming of street trees by city arborists
- Mailbox painting
- Fall Festival
- Updating Christmas Lighting
- Updating Landscaping

In the Garden with John

Christmas Decorations - John reported that he and his children put up the decorations this year, taking about 30 hours to put up and about 20 hours to take down. To accomplish this great entrance we currently have 14,000 lights, 60 extension cords and 5 separate timers. He extended many thanks

to Tom White (former Trustee) who helped expand lighting to our bridges by tapping into the fountains for electricity. In the future, John would like to consider lighting the pine trees around the ponds and possibly switching to LED lights, as these become more affordable.

Landscaping - Our landscaping contract for 2008 has again been awarded to Pharazyn. CPHA has used their services for the past seven years. They take care of fertilization, irrigation, flowers, fountains (service, repair, winter storage), ponds, tree pruning, cattail removal, etc. Everyone agreed that the flowers looked the best they have ever looked, and we may request that Pharazyn repeat for 2008.

John reported that we had the expense of \$800 to replace the motor in the south fountain this year. Also, the south fountain had to be serviced for low flow.

The City of Hilliard takes care of the grass mowing at the entrance, and has done a nice job. The City was also responsible for the pruning of our street trees this year.

Mailbox Painting - John reported on this year's mailbox painting effort. Joe & Leslie Salamony headed up this huge effort. Using volunteers, they saved quite a bit of money from the contractor price. Every mailbox was painted this year, included the front door on each box. CPHA dues paid for this project.

Some mailboxes are in pretty bad shape. They may need to be replaced soon. Information for the correct replacement item is Cedar Craft (759-1600), Duffy Style Mailbox. Also, the board has extra paint available if any residents need another coat or would like to replace their mailbox.

CPHA Christmas Lights Contest - Jack showed photos of many of the houses receiving "Honorable Mention" in our 2007 contest. He announced the winner was the Collins family at 4734 Brittonhurst. They will receive their choice of either a \$100 gift certificate or free dues for 2008.

2007 Fall Festival - Jack spoke about the success of our 2007 Fall Festival. The theme was Backyard Games. The location was near the south pond and

included volleyball, Bocci, corn hole, remote control boat races. The food was a hit with Tom Lusk providing smoked BBQ pulled pork. CPHA provided all of the food, and residents were asked to bring a dessert. Although thunderstorms cut our fun too short, everyone had a great time. It was agreed to repeat the location and theme for 2008.

Number Crunching with Tony - Tony went over the distributed information regarding 2007, as well as the budgets for 2008. For 2007 Landscaping came in under budget. Although the Fountain/Pond also came in under budget, we plan to keep the same amount in the 2008 budget. We like to keep a \$4200 reserve incase a fountain may need replaced. Some of the miscellaneous costs for 2007 included mailbox painting (\$2000), Fall Festival (\$1000), and Christmas lighting (\$1000). As mailbox painting should occur about every 3rd year, we will not have the same expenses for 2008.

Dues notices for 2008 are in the mail. Our Pharazyn invoice is due 3/1/08. We don't anticipate any major expenses in '08.

Surfing the Web with Budd - Budd went over the many benefits of the CPHA website. Our address is www.cphaweb.org. The site has many useful links to Cedar Craft (mailboxes), City of Hilliard, Franklin County, Hilliard City Schools, etc. We also have many documents available such as The Carrington Chronicle, CPHA Board Meeting minutes, CPHA Bylaws, Deed Restrictions, an area map, and a link to send complaints or concerns.

Budd went over one complaint we have received about residents parking their vehicles on the street, which is a safety concern for children in the area.

Wrap up - Jack detailed upcoming items for 2008. The board will be planning another Fall Festival for 2008. We are also actively looking for 1 or 2 new board members. We will be constantly looking to upgrade and improve our website, as well as any communication with residents. We will also be looking at the possibility of a dues increase in 2009.

As always, CPHA Board meetings are open to residents. They are normally held on the 3rd Thursday of every other month at Beef O'Brady's at 7:00. Information regarding upcoming meetings will be posted on our website for anyone interested in attending.

Questions - Who is responsible for house numbers painted on the curb? A - This is not a CPHA project. Normally at the discretion of the resident. We could look into organizing that as a future project.

- **Would CPHA consider joining forces with Britton Farms for a Garage Sale Day?** A - We can bring that up at the next board meeting. Definitely could look at doing that again.

Would CPHA consider adding a "Referral Page" to its website? This would be a place for residents to share recommendations for services such as lawn mowing, home repair, etc.

A - That can also be added to the agenda for our next meeting.

Special Guest Speaker, Mayor Schonhardt - The Mayor spoke regarding several projects currently underway in Hilliard.

Pool - The Hilliard Family Aquatic Center (West Pool) is currently in Phase II of improvements. This includes: a lazy river, an interactive play area for infants through elementary age children, and resurfacing the bottom of the old pool. Scheduled opening will be in May. The cost for memberships will remain the same. Currently, they are looking at areas to accommodate tennis courts.

Erikson Development (Hickory Chase) - There are plans to add a round-about at Davidson and Britton, as well as Anson and Britton. The idea is to de-emphasize Leap Road and divert more traffic to Britton. Construction for this development will begin in the spring of 2008 and should take about a year. This is an 80-acre continuing care community. Tax valuation is guaranteed at \$130,000 for 30 years.

2007 Highlights - Credit Union of Ohio

- 2 Office Condos on Cemetery Road
- Pet Palace on Lyman Drive (Opened 12/07)
- One Mill Run is 70% leased
- Alter Care
- James Cochenour remodeling of old BallMac building
- Dish Network to add a call center employing 300
- 6000 Sq.Ft. tenant scheduled for K-Mart building in 2009

Questions -

Q - Traffic Lights in Hickory Chase?

A - The lights that are planned will not be active. They will be triggered by cars, and therefore, would not affect traffic flow in the round-a-bouts.

Q - Will the round-a-bouts be the same size as the other 2 on Britton?

A - Yes. The small size is intentional. They are designed to slow traffic.

Q - Any activity on the property just north of Carrington on Britton?

A - No. The property is owned by Mr. McDowell. He is not planning to sell.

Q - Plans for the "Triangle"?

A - No immediate plans. They are still looking into the best solution for the problems. Nothing will be changed until 2010 at the earliest.

Q - Downtown renovations? Didn't we just do renovations? Why didn't they last?

A - We are planning mostly pedestrian improvements. 2 parks will be added and a water feature. Pavers will be replaced with cement with a brick inlay. Street lighting will be replaced with better lighting, which will match that just installed on Norwich Street. All trees will be replaced, as they are all ash trees. This is all in an effort to attract more pedestrian traffic to our downtown area. These improvements should take about a year, and traffic will be maintained during the process.

Q - What is happening with the property across Britton Road from our entrance?

A - That property is owned by the Trueman family. It is zoned Freeway Office. There is not current activity.

Q - What can be done about the traffic problems surrounding the Kroger on Cemetery Road?

A - Kroger wanted to expand, but were turned down. No room for changes.

Q - How are things going with the Tremont Club?

A - The development is doing very well. They are ahead of schedule. Average age of residents there is still 55.

Q - In light of the Avery/Cosgray congested development, do we have any strategy to prevent Columbus from doing this sort of development again?

A - We fought this all the way, but to no avail. Not really much we can do. Not improving roads can make it undesirable.

Q - Any plans to make Hilliard a "Quiet Zone" for train horns?

A - We are in the process of talking to the developers about contributing to the cost of that effort. We would need to add double gates at the crossings, etc. There is some cost involved.

Q - What was the purpose of moving Hayden Road south?

A - The proximity of Hayden Run Road to the creek made that property unusable. The move makes for better land tracts. This will enable the development of a "buffer" of professional office buildings between the CP homes that abut the development.

Q - What improvements are being planned for the Hilliard Rome Road developments?

A - A sidewalk will be added to one side and a bike path on the other.

Q - The leaf removal this year was a big improvement over past years.

A - Equipment we have added has helped greatly.

Q - It would be helpful to know when the leaf pick-up is coming.

A - We can only tell within 3-4 days. It really depends on leaf volume and weather conditions.

Q - Has Erikson reached its minimum sales?

A - They have already passed their minimum sales. They are ahead of their projections. Construction should start soon.

As that concluded questions from residents, the meeting was adjourned.

NEXT MEETING

Thursday March 6th at 7:00 pm
Beef O'Brady's