

Clifton Chase HOA Meeting Summary

Thank you to those who attended our September 30th, 2007 meeting. We voted to sign a contract with Onyx Realty. The contract will be effective Jan. 1 - Dec. 31, 2008. With the change, we are able to reduce our dues for 2008. A motion was proposed to make dues for 2008, \$100. The motion passed unanimously. Dues are due to Onyx by Feb 1, 2008. A payment plan is available (\$50 due Feb. 1, 2008 and \$50 due Aug. 1, 2008.) More information will be sent to each homeowner as we approach the Feb. 1 date.

The \$100 dues includes: Onyx Realty Management Fees: Accounts Receivable, Accounts Payable, Account Statements, Vendor Relations, Collections, Legal Fees, Manage Common Properties, and Bookkeeping, Insurance, Taxes, Electric Bill, and Landscaping: Mowing, Weeding, Fertilizing, Spring Clean Up, Trimming/Pruning of Shrubs & Trees, and Mulching.

In regards to Capstone, a letter was sent on October 4th informing them that we are not renewing our contract.

Upcoming Events: You're Invited!

October 12th and 13th, 2007 = Fall Clean-Up, Fri: 6pm or Sat. at 9am at the front lot by Hall Road. Please bring 1-5 brown paper lawn bags and lawn tools.



October 31st, 2007 = Beggar's Night and HOA Hot Dog Roast. Trick or Treat night in Clifton Chase will be from 6-8pm. If you are participating, please turn on your front lights, if not, please turn them off. In addition, the CCHOA Board will be providing grilled hot dogs and other treats on Blanton Park Drive. All ages are welcome to stop by and say "Hi".

November 11th, 2007 = CCHOA Meeting. Sunday, 5-6pm at the home of Tim and Michelle Eckard on 5788 Blanton Park Drive.

What else should we do? Pet Parade? Holiday Lights Decorating Contest? Community Garage Sale? Flea Market? Email your ideas to Wendy at wtcros@aol.com.

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A good neighbor is a priceless treasure. - Anonymous Chinese Proverb

Featured Article:

Conflict with Neighbors: Suggestions for Preventing Conflict

The CCHOA Board hopes that we can live in a neighborhood free of conflict, but we understand that's not always possible. You may be irritated by a neighbors trees, on the sidewalk, barking dogs, cars left in the street, etc. Take a moment to read this article. It gives tips on how to address problems in a positive manner.

Your behavior affects your neighbors, just as their behavior affects you. The key to minimizing conflict with your neighbor is to take responsibility for being a good neighbor yourself. What does being a good neighbor look like? It doesn't mean that you have to be best friends or spend time together. Simple consideration and appropriate communication with your neighbor is all that is necessary.

Suggestions for Achieving a Peaceful Coexistence with your Neighbor:

Before There is a Concern:

MEET YOUR NEIGHBOR

Introduce yourself, perhaps at the mailbox, when taking a walk, or when you see the moving boxes arrive. Learning your neighbors' name and regularly offering a cordial "good morning" or "hello" can be the start of a positive relationship. Don't worry about whether or not they reciprocate. The important thing is that you are making an effort. Don't wait until you have a problem to meet your neighbor.

KEEP YOUR NEIGHBORS INFORMED

Contact your neighbor before you do something that might affect them—such as hosting a big party, building a fence, cutting down a tree, or getting a new dog. Informing your neighbors ahead of time allows them to make plans or tell you how your project will affect them. Getting their input lets you act in a way that avoids problems.

OBSERVE THE PLATINUM RULE

Treat your neighbors the way they would like to be treated. Set an example by, being considerate about noise from vehicles, tools, stereos, group activities, and pets.

BE AWARE OF DIFFERENCES

Differences in age, ethnic background, years in the neighborhood, etc. can lead to conflicting expectations or misunderstandings unless we make an effort to communicate and understand each other.

CONSIDER THE VIEW FROM YOUR NEIGHBORS' YARD

How does your compost pile, dog run, or son's car parts look from your neighbors' backyard or windows? Keep areas that are in others' view reasonably presentable.

BE APPRECIATIVE

If your neighbor does something you like, tell them! They will be pleased that you noticed the yard work or the new paint job. It will be easier to talk later when they do something that you don't like.

Featured Article Continued...

When There is a Problem:

DON'T ASSUME THAT DISCUSSING A PROBLEM WILL AGGRAVATE YOUR NEIGHBOR

Your neighbors can't help resolve a problem they don't know exists. If your focus is on:

- ~ learning rather than delivering a message
- ~ understanding and acknowledgement rather than blame
- ~ joint problem solving rather than who is at fault

your conversation will go better than you think. Time and time again, we've found that neighbors are not aware that their actions are negatively affecting others. Usually, people are willing to make changes if you approach them respectfully.

DON'T ASSUME YOU KNOW YOUR NEIGHBORS' INTENTIONS

If your neighbor does something that irritates you, don't assume that it was done on purpose. Presume the neighbor doesn't know about the annoyance. Giving them the benefit of the doubt will make it easier for you to talk about the situation.

DON'T WAIT TO TALK ABOUT THINGS THAT BOTHER YOU

If your neighbor does something that bothers you, let them know. By communicating early and calmly, you take a big step forward toward resolving the problem. Don't wait until a minor irritation becomes a major issue and makes it difficult to discuss.

SEPARATE THE PERSON FROM THE PROBLEM

Conflict is inevitable whenever two or more people interact with one another. It occurs because we are all unique individuals with different perspectives, values, and needs. Focusing on the issue will allow you to take care of the problem while maintaining or improving your relationship with your neighbor.

BE RESPECTFUL

Talk directly with the neighbor involved with the problem. Don't gossip or spread rumors with other neighbors. Gossip damages relationships and can hurt other people. Problem solving is only possible when we treat each other with respect.

BE CALM

If a neighbor approaches you accusingly about a difficulty, listen carefully and thank them for telling you how they feel. You don't have to agree or justify your behavior. If you can listen and not react defensively, then their anger will subside, the lines of communication will remain open, and there is a good chance of working things out.

LISTEN WELL

When you discuss a problem, try to understand how your neighbor feels about an issue and why. Understanding, which is not the same as agreeing, will increase the likelihood of a solution that works for you both. Summarize what you hear and ask questions to clarify your understanding of their view of the problem.

IF THINGS GET HEATED, TAKE A BREAK

If you need to, take a break to calm down and think about what you and your neighbor have discussed. Arrange a time to finish the conversation later, and then do so. It's hard to problem solve when you are having a heated discussion.

Constructive communication can resolve conflict, and talking things over directly is the best way to handle problems, and avoid enforcement or the courts

SOURCE: City of Beaverton, Oregon

<http://www.beavertonoregon.gov/departments/disputeresolution/information/suggestions.aspx>

Landscaping Tips: Getting the Yard Ready for Winter

You could wait for spring, but why? Clean the yard up right now and save yourself from a multitude of jobs which will become more tedious next spring as they pile up over the winter.

The first major chore to tackle is raking the, hopefully, last bunch of leaves. Rake gently. Some tearing of the grass will occur but try to avoid excessive pulling.

If the last of the leaves aren't raked now, they will pack down and cause water to run off an area and prevent sunlight from reaching the lawn, causing the grass to suffocate, dry up, and die. Leaves can also keep the soil too wet and rot can set in.

Leaves can be used as mulch but tend to pack down and not allow proper air space, which is the insulating factor in mulch. Instead, add leaves to the compost pile.

Before mulching the garden beds, they should be edged to keep the landscape looking tidy and to stop the underground parts of grass; the rhizomes or tillers, from spreading into the beds and sprouting grass blades. Blades in the lawn are an asset but become weeds in the flowerbed.

There are two methods for bed edging. A machine called a lawn edger can be purchased at a garden center and can perform the job quickly and easily. However, a hand trowel or edging tools can perform an equally commendable job in smaller areas.

Where the grass meets the flowerbed, insert the tool blade down deep enough to sever the rhizomes about two and a half inches deep. Push the blade straight down and then again at an angle up and back through the bed, taking out a small wedge of soil. Aim for nice flowing lines or a very straight line. Do your best to avoid making ragged cuts.

Bed edging materials of heavy plastic or metal inserted in the soil to separate the beds from the lawn are not necessary but can be used.

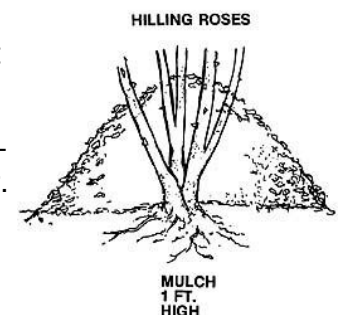
Everything that is not covered by grass should be mulched. Mulch acts as an insulator to slow down freezing and thawing and helps water retention during dry winters. Select shredded or chunky materials, which create tiny air pockets - dead air being the actual insulator. Mulch to two inches deep with shredded bark, chunk bark, ground corncobs, or straw. A three cubic foot bag of mulch will spread over 18 square feet at two inches deep.

Roses should also be mulched but to a greater depth. Hill up roses to a depth of a minimum of one foot. 18 inches is even better. Because mulch is loose and bulky, it will settle over the winter.

The same kind of mulch used in other garden beds can be used on the roses. It should be piled up forming a pyramid up through the stems and covering the entire base of the plant. Do not prune roses now because it could stimulate undesirable growth just before the onset of winter.

The last step is to clean and oil the garden tools, drain and store the garden hose, drain the fuel mix from, and change the oil in, the lawn mower.

Take these few steps to tidy the lawn and garden and next spring's chores will be minimal.



Article by Fred Hower, "The Ohio Nurseryman." © The Ohio Nursery & Landscape Association.
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