

THE BARRINGTONS AT WEDGEWOOD VILLAS CONDOMINIUM COMMUNITY ASSOCIATION

THE NEWS

October 2023

Updates from the President

- Fall has arrived and with it the last projects to be completed which had been scheduled for this year. The roads got sealed and explanations were provided by the contractor as to the fine hair line cracks in the road for the owners who had concerns.
- Next on the agenda is the trimming of the six trees located next to the gate houses and three Bradford Pears located by the entry. Most important is the removal of two huge cottonwood trees located by the East side fence, which in high windy conditions could end up damaging homes located nearby. This work will also include some general cleanup/trimming of trees. The timetable is going to be between the end of October to middle of November.
- While writing this update, I have been assured by the last contractor who looked at our front Drainage situation North and South of the bridge that a plan and proposal is forthcoming. Matter of fact employees were on our property to establish field grades of the existing elevation of the ground in order to figure out how to make the water runoff flow south to the detention basin, versus sitting stagnant on the north & south side of the bridge. In other words, this is still a “work in progress”. Part of this work will also address the two retaining walls on both sides of the bridge to make them look more pleasing, but yet do the job of holding the dirt in place.

- During the visit we also walked the common area between Banbury & Gresham and between Beckford & Tarrington CTs. to come up with some plan for improving drainage. At first glance, some defined drainage swales will have to be established, which means removing some growth that hinders the flow of the water. Hopefully part of the proposal for the drainage will also include these areas.
- See Attachment #1 for homeowner maintenance issues.
- In closing I wish to assure all the owners that your Board is doing its very best to keep our community well taken care of.

To all, enjoy the fall while the good weather lasts,

Rosalinde Kaufmann



Our Fearless Leader



Our community is fortunate to have a board president who is knowledgeable about property management and maintenance and applies that knowledge for the benefit of our homeowners. She personally researched all the home valuations from the Delaware County auditor's office that were sent for use by homeowners should they choose to appeal the valuation of their home. As president, she has guided the board as they deal with their responsibilities to keep our association running smoothly.

Thanks, Rosalinde!

We have a Car Showroom



I tell people now that we have a car showroom, not a garage. This occurred when we invested in coating our garage floor. I wanted to share this with you because we felt that the result is very attractive, easy to keep clean, and has added value to our home. The cost was very reasonable, and the experience in dealing with a Contractor was second to none in our experience. We went with an epoxy concrete coating system from a Columbus-based family run contractor called Ideal Floor Coatings (www.idealfloorcoatings.com). The process was simple. We booked an appointment for their sales rep to visit the house, measure up the garage floor area, and show us more than 40-color samples to choose from. Having chosen, we paid a 50% deposit and they scheduled an installation date three weeks later. Pre-installation communication from the company was excellent and very customer focused. The day before the installation, we cleared out all the contents of the garage into a rented truck, so that it was completely empty on the day. The installation crew turned up on time at 8:00am on the appointed day, and were finished by about 3:30pm, and all we had to do was to allow 24-hours before we walked on it, and 48-hours before we moved our cars and garage contents back in. I personally took the additional step of filling the expansion joints with clear silicone sealant that will prevent spiders and other insects from re-establishing nests in the floor.

The product has a textured non-slip surface, and is guaranteed to last for decades with minimal maintenance. It is chemical-, abrasion- and impact-resistant, and can handle extreme heat and cold. This product can also be used for patios and basement floors. If you are interested in doing this in your home, call Ideal Floor Coatings on 614-879-1615.

Gordon Elliott

Reserve Fund Investments

When the Reserve Fund was established, it was all placed in an interest-bearing money market account at VGL's bank (Alliance Association Bank). As the amount grew, excess funds were invested in Certificates of Deposit (CDs). CDs are risk free and pay more than money market accounts.

The CDs have staggered maturities so they can be rolled off into cash if an expensive expense is being planned. Past interest rates have been very low, but now they are edging upwards. Our most recent CD is paying 5.15%.

Dick Byrd

Landscape

Gordon Elliott has compiled information on problems with our community boxwood plants. **Please see attachment #2** for his analysis and recommendations.

Once again, the large arborvitae trees at the southeast corner of the central green space overgrew their space and prevented the sunlight from reaching the light sensor in the early morning. While we didn't have a pruning party this year, Nancy Verber pruned the lower branches and Scott Schmidt climbed a ladder to complete the job on the top branches. The lights now turn off when the sun comes up. Thanks, Mason Pilcher for the loan of your electric hedge pruners.

Social Activities

While our gazebo gatherings are over for the season and we appreciate all those who joined us for food, drink and camaraderie. If you would like to suggest a special community gathering, please reach out to Frances Wright for any assistance needed.

Fall is Here

Fall offers the perfect weather- cool enough to enjoy a cup of coffee outdoors, yet warm enough to catch some rays still. And let's not forget the stunning natural backdrop of colorful leaves. Don't let this weather go to waste...make the most of it!!!

Holiday Decorations

Once again, we have contracted with Angel Lighting to provide lighted wreaths on the gatehouses and lights strung on the six trees just outside the gates. To accommodate their extensive work schedule, lights will be installed early in the season and illuminated after Thanksgiving. They will be disconnected after January 1 but may not be removed until much later.

Getting ready for winter

Don't forget to disconnect and drain your outside water hoses. Remember to do this before outdoor temperatures are consistently below 30 degrees Fahrenheit.



Snow Removal

Our streets and driveways will be plowed when snow reaches 3 inches, this continues to be the same as in previous years. Sidewalks to front doors will only be hand shoveled when absolutely necessary due to the expensive involved. Hopefully, by having the driveway cleared everyone will have easy access to their mailbox and other activities by using the garage and driveway.



Cinnamon Swirl Bread

(Courtesy of Frances Wright)

Ingredients

- 2 cups all-purpose flour
- 3/4 cup sugar
- 1/2 teaspoon baking soda
- 1/2 teaspoon plus 1-1/2 teaspoons ground cinnamon, divided
- 1/4 teaspoon salt
- 1 large egg, room temperature
- 1 cup reduced-fat plain yogurt
- 1/4 cup canola oil
- 1 teaspoon vanilla extract
- 1/4 cup packed brown sugar

Directions

1. Preheat oven to 350°. In a large bowl, combine flour, sugar, baking soda, 1/2 teaspoon cinnamon and salt. In a small bowl, whisk egg, yogurt, oil and vanilla. Stir into dry ingredients just until moistened. In a small bowl, combine brown sugar and remaining cinnamon.
2. Spoon a third of the batter into an 8x4-in. loaf pan coated with cooking spray. Top with a third of the brown sugar mixture. Repeat layers twice. Cut through batter with a knife to swirl the brown sugar mixture.

Bake 45-55 minutes or until a toothpick inserted in the center comes out clean. Cool 10 minutes before removing from pan to a wire rack.

2023 Barringtons Board of Directors

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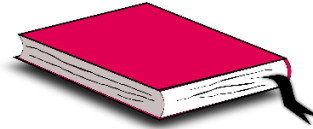
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Note: If you have items for the newsletter, please contact Nancy.

**Barringtons Book Club**

3rd Wednesday of every month at 1:30pm If you would like to be added to the mailing list for the book club, please let Frances Wright know.

**Daylight Savings Time**

Daylight Savings time will end on Sunday, November 5, 2023, at 2:00am. At that time, clocks will be turned back 1 hour. Once this happens there will be more light in the morning. Happy sunrise! 😊

Trash Removal

Rumpke.com: website for company

Service will be delayed 1 day on these holidays:

- New Year's Day
- Memorial Day
- July 4th
- Labor Day
- Thanksgiving
- Christmas Day

Community Website

Don't forget to check the community website for information such as monthly financial statements, BOD minutes, community directory etc.

Community Website: barringtonscondos.org

Login: homeowners

Password: gazebo

**THE BOARD OF DIRECTORS
THE BARRINGTONS AT WEDGEWOOD VILLA CONDOMINIUM ASSOCIATION**

August 29, 2023

Dear Owners:

Recently an exterior walk-around was conducted of all the homes in the Community. Your Board of Directors thought it would be informative and helpful to share with everyone some of the common recurring observations:

Privacy Fences: Boards pulling apart; wood slats showing signs of rot; Fences in need of new paint to extend life.

Wing Walls: Cracks in faux-stone veneer in many places allowing moisture intrusion; trapped moisture evident.

Windows: Broken seals; moisture/wetness beneath window sills on the weather facing side (west facing side).

Stucco/Trim: Hairline cracks in stucco; holes in trim from invasive insects; painting needed to prevent moisture damage and mold growth.

Landscaping: Many dead and over-grown bushes/trees which prohibit access to space between homes.

Porch/Pergola: Rotten wood observed in boards; pillars split on the bottom.

Down-spouts: Many disconnected down-spouts creating water issues around basement walls.

These are just a few items, but they illustrate often ignored problems that can become very expensive to correct. In case home owners are unaware just how expensive and dangerous these problems can be, we Board Members thought we should share our collective personal experience.

For instance, many of us have wing walls in front of our units. Many of us think that these are solid concrete walls with faux-stone veneer. They aren't. They are wood frame partition walls sitting on treated timber sills, and faced with faux-stone cladding, in most cases capped with pieces of EIFS (Exterior Insulation and Finish System – it is an artificial product to look like a stucco derivative) painted to look like concrete. We learned this through a couple of recent wall repairs/replacements that have come to our attention, where the EIFS had leaked rain water. As a result, the internal wood of suspect walls had completely rotted away (no longer there) and even the “treated” wood at the foot of the footer level was severely compromised and no longer usable. Furthermore, the decay had migrated to the wood of the garage, which was blackened. In time it would have turned into mold. These walls have had to be completely taken down and replaced, costs rising into the tens of thousands of dollars.

Some of us have faux-stone/concrete blocks beneath our window sills. These are just painted more pieces of EIFS painted to look like concrete that puncture easily and allow water intrusion. Some of the window sills actually slope back towards the walls, such that water can seep in behind the stucco/stone veneer and allow mold growth, insect invasion and even early rot in the outside framing to our homes and inside drywall. This can lead to very costly rebuilds of exterior walls.

Where down-spouts do not connect into the drain pipe, the rain sprays outward alarmingly (one of us has personal experience), soaking the outside walls and even causing water to migrate up behind the stucco and into the basement, precipitating mold growth.

These are just a few examples of what can happen if these problems are not identified and remediated immediately. Mold can enter the home (even from the garage side) and create a serious health hazard that could end up being very expensive to remedy, and can lead to significant devaluation of the future sale price not just of your home, but also our community as a whole.

We believe that it is in the best interests of the entire community that we all check if these situations apply to us, and take early corrective action so that our neighborhood remains a desirable place to live.

Regards,
Your Board of Directors

Boxwood Blight (Courtesy of Gordon Elliott)

Many of us have experienced the alarming sight of leaves on our boxwoods and similar evergreen bushes turning brown in patches and spreading. This is the result of a common fungal disease that affects the leaves and stems of our plants. The disease survives on infected plants or fallen leaves, and is spread by splashing water, animals, insects, wind, or pruning tools. To prevent your cherished bushes from suffering further you need to prune and destroy diseased and dead branches and gather up and dispose of dead leaves and branches that might have fallen to the ground. Infected branches should be cut a few inches below the transition between healthy stems and stems shown signs for infection. However, and this is a big however, you will need to sanitize pruning tools when moving from bush to bush by dipping them in antiseptic solution between each cut!! You should probably wear nitril gloves or similar and sanitize these to prevent spreading the disease with your hands. Suggestions include 70% alcohol; Lysol Concentrate Disinfectant mixed at a rate of 1.25 oz. / gallon; or household bleach mixed at 1 part bleach to 9 parts water. Avoid pruning when plants are wet, and after you have finished, pruning tools should then be rinsed in water to prevent long term damage.. Fungicides may then prevent the disease and reduce the spread to other plants, but they will not cure the diseased parts of your plants. For more information see:



<https://bygl.osu.edu/node/1359>

https://www.nifa.usda.gov/sites/default/files/resource/Boxwood_Blight_Fact_Sheet.pdf

https://portal.ct.gov/-/media/CAES/DOCUMENTS/Publications/Fact_Sheets/Plant_Pathology_and_Ecology/2017/VolutellaBlightofBoxwoodpdf.pdf

<https://portal.ct.gov/-/media/CAES/Boxwood-Dieback.pdf>

<https://www.russelltreeexperts.com/arbor-ed?author=5ae8b757f950b73991681b51>

If you wish to have a hard copy of these news/information sheets we'll keep some by our front door at 9956 Gresham Court for neighbors to pick up.