



### ANNUAL COMMUNITY GARAGE SALE EVENT!

Save the date and get ready to clear out those closets, make some extra cash, and find some great deals! Saturday, *June 10th* 2023! Advertised sale hours are 8am-2pm, but participants are welcome to open early/late as needed that day. The Shoppers Guide is always a great tool to help shoppers find your sale. For more information on how to include your sale in the Shoppers Guide, find us on Facebook and sign up for email blasts on [www.NALHOA.com](http://www.NALHOA.com).

### WHERE DO MY HOA FEES GO?

Your HOA Board is made up of 5 elected Board Members. These Board Members volunteer their time for our community and are dedicated to upholding property values while keeping fees in check. New Albany Links still has some of the lowest HOA fees in NAP:LS school district. Examples include Tidewater \$800 and The Enclave \$720.

The HOA also contracts with Ohio Equities (a property management company) to help with design guidelines, routine community inspections, grounds maintenance, website maintenance, homeowner communication, and more. They are a great resource for homeowner HOA related questions, payment processing, and exterior modification request support. Ohio Equities also offers the HOA Board resources when needed such as Legal and Architectural expertise and opinions. Ohio Equities manages several local communities including The New Albany Country Club, Hampstead, Tartan Fields, and more, providing experience and expertise with local contractors and best practices.

### Community Inspections

As you know, during the last few years, many businesses were shut down or very short-staffed. Ohio Equities also had a Senior Property Manager change during this time. For several understandable reasons, there were not as many or as in-depth routine inspections as in the past. This year, inspections are back on a regular schedule, so several friendly reminders went out.

Community-wide inspections began in late February this year due to the mild weather. We understand that Ohio weather isn't always ideal for paint projects, so if you do receive a letter and need more time to complete your project, please reach out to Devon at Ohio Equities to discuss a one-time deadline extension.. (contact info below.)

### Who can I contact?

Have an HOA-related question?

Devon Cotterman is our Senior Property Manager and can be reached at [dcotterman@ohioequities.com](mailto:dcotterman@ohioequities.com) or by phone at 614-939-8600. Contact info can always be found at [www.NALHOA.com](http://www.NALHOA.com). Devon encourages Homeowners to reach out to him, ask questions, and communicate with him regarding expected timelines if more time is needed to complete a project.



## SPRING REMINDERS

### STAY UP TO DATE!

This will be the last printed newsletter, be sure to sign up for HOA e-mail communications at NALHOA.com if you haven't already. The website is also a good source of information for residents. The new House Bill allows HOA's to communicate solely by email, so be sure to sign up for electronic updates at NALHOA.COM!

It's that time of year again! Ohio Equities conducts routine, community-wide inspections March through November each year, and Spring inspections have begun. If you receive a friendly reminder letter for an HOA violation that requires homeowner attention, kindly refer to the contact info on the letter and notify Ohio Equities of when your project will be completed. If your project is weather dependent, such as exterior paint, simply call or email to let them know the date your project is scheduled to be completed. Communication is key!

Spring is a great time to start working on that exterior "to do" list! Here are some helpful tips:

- Start early gathering contractor quotes. Good ones seem hard to come by these days, and most have full job calendars, so be sure to make a few calls today and get on their list!
- Leaving trash cans out can signal to thieves that no one is home, so be sure to pull them in as soon as trash is collected. Ask a neighbor to help if you will be out of town.
- Uneven and obstructed sidewalks can be unsafe and are the responsibility of the homeowner. Please keep sidewalks clear of all vegetation, tree/bush overgrowth, and have sidewalks leveled to prevent accidents. The HOA has several common area walks on the list for this year, but homeowners are responsible for walkways on their property. If someone on foot, a bike, roller skates, etc can't utilize your walkway safely, it's time to give it some attention. Also be sure to trim street trees so anyone riding a bike can easily pass with enough head clearance without getting hit by a low hanging branch.



## KNOW YOUR HOME VALUE!

JOIN US MAY 10, 2023 6:30-7 PM  
NEW ALBANY LINKS CLUBHOUSE

THE NEW ALBANY LINKS HOA INVITES NEW ALBANY LINKS HOMEOWNERS TO A SHORT PRESENTATION AND Q&A WITH A FRANKLIN COUNTY AUDITOR REPRESENTATIVE. THIS IS A GREAT OPPORTUNITY FOR OUR HOMEOWNERS TO LEARN ABOUT THE UPCOMING 2023 PROPERTY REAPPRAISAL SCHEDULED FOR THIS SUMMER, ASK QUESTIONS, AND LEARN ABOUT THE APPEALS PROCESS AVAILABLE TO ALL HOMEOWNERS.

OHIO LAW REQUIRES THE COUNTY AUDITOR TO UPDATE ALL PROPERTY VALUES COUNTYWIDE EVERY THREE YEARS TO REFLECT RECENT CHANGES IN THE MARKETPLACE. THE 2023 REAPPRAISAL INVOLVES A VISUAL EXTERIOR INSPECTION OF EACH PROPERTY THROUGHOUT FRANKLIN COUNTY. NOTICE OF YOUR TENTATIVE VALUES WILL BE MAILED IN AUGUST 2023. IF YOU DISAGREE WITH YOUR TENTATIVE VALUE, YOU MAY PARTICIPATE IN A PROPERTY VALUE REVIEW IN SEPTEMBER 2023. ALL FINAL VALUES WILL BE ESTABLISHED IN DECEMBER 2023. THE FINAL VALUES, ALONG WITH YOUR TAXING DISTRICT, COULD IMPACT YOUR 2024 PROPERTY TAXES.

## UPCOMING PROJECTS

### ROCK WALL AND SIDEWALK LEVELING

The rock wall on New Albany Road East is slipping away. Our landscapers will properly restack the slippage improving the appearance and safety of those sections.

### SKARLOCKEN REFRESH

It's Skarlocken Parks turn to get a refresh! We have a beautiful design planned to refresh the aged plants and beds. This park will remain an HOA managed park.

### NEW HARDSCAPE AT THE WEST/COMMERCIAL ENTRANCE

We are working with our landscape crew to enhance the appearance of our west entrance. A new "New Albany Links" entry stone was placed last year. This year we will add to the design with small shrubs and plants.

## New Albany Links Blockwatch

BE SURE TO FIND US ON FACEBOOK!

**CAR THEFTS AND VEHICLE BREAK-INS ARE ON THE RISE IN OUR AREA. REMIND ALL DRIVERS IN YOUR HOUSEHOLD TO LOCK CAR DOORS, PARK IN THE GARAGE WHEN POSSIBLE, AND NEVER LEAVE ANYTHING VALUABLE IN YOUR VEHICLE.**

**NOTHING BEATS AND OLD FASHIONED TEXT STRING!  
SEE SOMETHING? SAY SOMETHING!  
YOUR NEIGHBORS WILL APPRECIATE YOU LOOKING OUT FOR THEM**



## **ANNUAL MEETING**

Thank you to those that attended the annual meeting in February. We reviewed the budget, provided a recap of 2022 projects and discussed 2023 concerns and initiatives.

## **SOLAR**

With increased interest in sustainability, and new legislation passed, the City of New Albany is currently working on a Solar Best Practices report. Once that is complete, they will determine the best way to regulate solar panels within the community and provide aesthetics guidelines for residential. The HOA will continue to monitor the progress of this initiative and make and necessary updates to the design guidelines. For current New Albany Links design guidelines, visit [NALHOA.com](http://NALHOA.com).

## **TRAFFIC STUDY**

The City of New Albany has been conducting a traffic study that includes the Central College/North of 161 area. It is expected to be completed by the end of May, and results should be available sometime in June. Stay tuned for more info!

## **PROPERTY INSPECTIONS**

OHIO EQUITIES IS UNDER CONTRACT WITH THE NEW ALBANY LINKS HOA TO PERFORM MONTHLY PROPERTY INSPECTIONS FROM APRIL THROUGH OCTOBER, THE PROCESS IS IN PLACE TO ENSURE AESTHETIC BEAUTY AND CONSISTENCY THROUGHOUT THE NEIGHBORHOOD. IF YOU RECEIVE A VIOLATION LETTER PLEASE DON'T HESITATE TO REACH OUT TO OHIO EQUITIES FOR CLARIFICATION OR TO REPORT AN ERRONEOUS VIOLATION. PLEASE NOTE, OHIO EQUITIES DOES NOT RE-INSPECT VIOLATIONS, ANYONE RECEIVING A VIOLATION LETTER MUST CALL OHIO EQUITIES TO INFORM THEM WHEN THE VIOLATION HAS BEEN REMEDIED. WITHOUT NOTIFICATION OF A REMEDY, UNADDRESSED VIOLATIONS WILL CONTINUE TO ESCALATE AND WILL EVENTUALLY RESULT IN A FINE.

ALL RULES, REGULATIONS, STANDARDS AND DESIGN GUIDELINES ARE POSTED ON THE NEW ALBANY LINKS HOA WEBSITE AT [WWW.NALHOA.COM](http://WWW.NALHOA.COM).

## **EXTERIOR LIGHTING NIGHT AUDIT**

YARD POST LIGHTS MUST BE LIT FROM DUSK TO DAWN, ELECTRIC FIXTURES ARE TO HAVE WARM WHITE BULBS, PLEASE SEE THE STANDARDS AT [NALHOA.COM](http://NALHOA.COM) FOR MORE DETAILED INFORMATION. OHIO EQUITIES PLANS TO CONDUCT THE FIRST NIGHT AUDIT OF THE SEASON IN EARLY MAY THIS YEAR, SO PLEASE CHECK TO BE SURE YOURS IS WORKING PROPERLY.

## ARCHITECTURAL REVIEW BOARD

The mission of the Architectural Review Board (ARB) is to maintain the high quality and consistency of the aesthetics and design of the New Albany Links Community. Please remember that ALL exterior modifications require ARB approval PRIOR to work being started. Information on the ARB process, forms, links and information on the New Albany Links Design Guidelines can be found at <https://www.nalhoa.com>. Please be sure dues are current and any past violations have been cleared prior to submitting a new project request.

## MOST COMMONLY ASKED QUESTIONS

Here are some of the most common Q&A's that have surfaced recently.

- I received an HOA Violation letter for exterior paint, but the weather isn't ideal. What should I do?
  - A: Simply communicate using the contact info on your letter to discuss when your weather-dependent project is scheduled to be completed. Ohio Equities understands that some projects can't be completed in colder temps and can grant a one time deadline extension where appropriate.
- Q: I have a question or concern, who should I contact?
  - A: Devon Cotterman, Ohio Equities. Please call or email, Devon strives to respond within 24 hours. His contact info is included on every newsletter and at [www.nalhoa.com](http://www.nalhoa.com).
- Q: I have been considering a solar lamp post, what are my options?
  - A: All exterior front lamp posts must be lit from dusk to dawn (which can be up to 12 hours in winter months) and adhere to community standards. At this time, there are no solar post lamp options that exist that meet these criteria. The HOA will take another look, should something come on the market that reliably provides up to 12 hours of nightly illumination
- Q: A neighbor's house has "X" (a certain house color, play equipment, feature, etc), so does that mean I can too?
  - A: Not necessarily. HOA rules, restrictions and regulations apply to *all* homeowners, so chances are that neighbor has received or will receive a letter if "X" is in violation of the HOA. The existence of a non compliant feature does not set a precedent if it is not compliant.

### EXTERIOR MODIFICATIONS

All exterior modification requests must be submitted online at [nalhoa.com](http://nalhoa.com). Be sure to include a plat map, photos, and contractor renditions to show details, location of work relative to neighboring properties, links to materials and colors proposed. For exterior siding or trim paint requests, include a colorconsultant recommendation, and daylight photo of a 20" x 6" inconspicuous section of the home painted in the requested color for consideration along with the color brand, name and number. Many such as Sherwin Williams provide free color consultations.

Keep in mind that many colors can look very different on the home in sunlight vs the swatch in the store. Be sure to get color approval before booking a contractor, as the color selection and approval process may take extra time.

### COMMUNITY INFO/LOCAL HAPPENINGS

We are so fortunate to live in a great community that is committed to bringing everyone back together! Check out [www.newalbanyohio.org](http://www.newalbanyohio.org) for local events and info!

New Albany Founders Day is 5/20!



## COMMUNITY EVENTS



**SUMMER SWIM TEAM KICKS OFF SOON!  
IF INTERESTED, CONTACT ANDREW  
BERNSDORF AT  
COACHANDREWBURNSDORF@GMAIL.COM**

**KICKOFF TO SUMMER FUNDRAISER**

TO BENEFIT  
**JDRF** IMPROVING LIVES. CURING TYPE 1 DIABETES.

# IT'S A LUAU PARTY!

Friday May 12th 7pm-11pm  
New Albany Links Ballroom & Patio  
7100 New Albany Links Rd  
New Albany, OH 43054

HOSTED BY: MATT & NATALIE BRISLIN  
LIVE MUSIC  
OPEN BAR

TICKETS: \$80 /PERSON  
EMAIL: MATTBRISLIN@GMAIL.COM

50/50 & OTHER RAFFLE TICKETS AT THE DOOR  
BEACH ATTIRE ENCOURAGED

NEW ALBANY LINKS PUB PRESENTS  
**LIVE MUSIC**  
6-9PM *on the patio*

APR 22	DENNIS SMITH
MIKE WOLFE	MAY 06
JUN 02	MIKE WOLFE
DENNIS SMITH	JUN 16
JUL 29	MIKE WOLFE

We will move indoors if the weather is inclement. New Albany Links Pub is open to the Public. For more information, call 614-855-8532

**NEW ALBANY Links GOLF CLUB**

# INAUGURAL ROCCO BRISLIN GOLF OUTING

TO BENEFIT  
**JDRF** IMPROVING LIVES. CURING TYPE 1 DIABETES.

**FRIDAY MAY 12TH**  
REGISTRATION BEGINS - 7:00 AM  
SHOTGUN - 8:30 AM

**REGISTER NOW!**  
**\$120.00** /Person

**CONTACT DETAILS:**  
To sign up as an individual, foursome, or to sponsor a hole email Matt Brislin  
mattbrislin@gmail.com

- BOXED LUNCH INCLUDED
- MULLIGANS & SKINS FOR SALE
- SCRAMBLE GOLF
- PRIZE PACKAGE FOR WINNING TEAM

New Albany Links Golf Club  
7100 New Albany Links Dr  
New Albany, OH 43054