



# NORTH ORANGE HOMEOWNERS ASSOCIATION

WINTER 2019 UPDATE



# NORTH ORANGE HOA (NOHOA) UPDATE

- North Orange HOA: What is it and what does it do?
- Past and Upcoming NOHOA projects
- 2019 Budget



# NORTH ORANGE HOA

WHO, WHAT, WHERE & WHY



## OUR HOA'S PURPOSE AND CHARGE

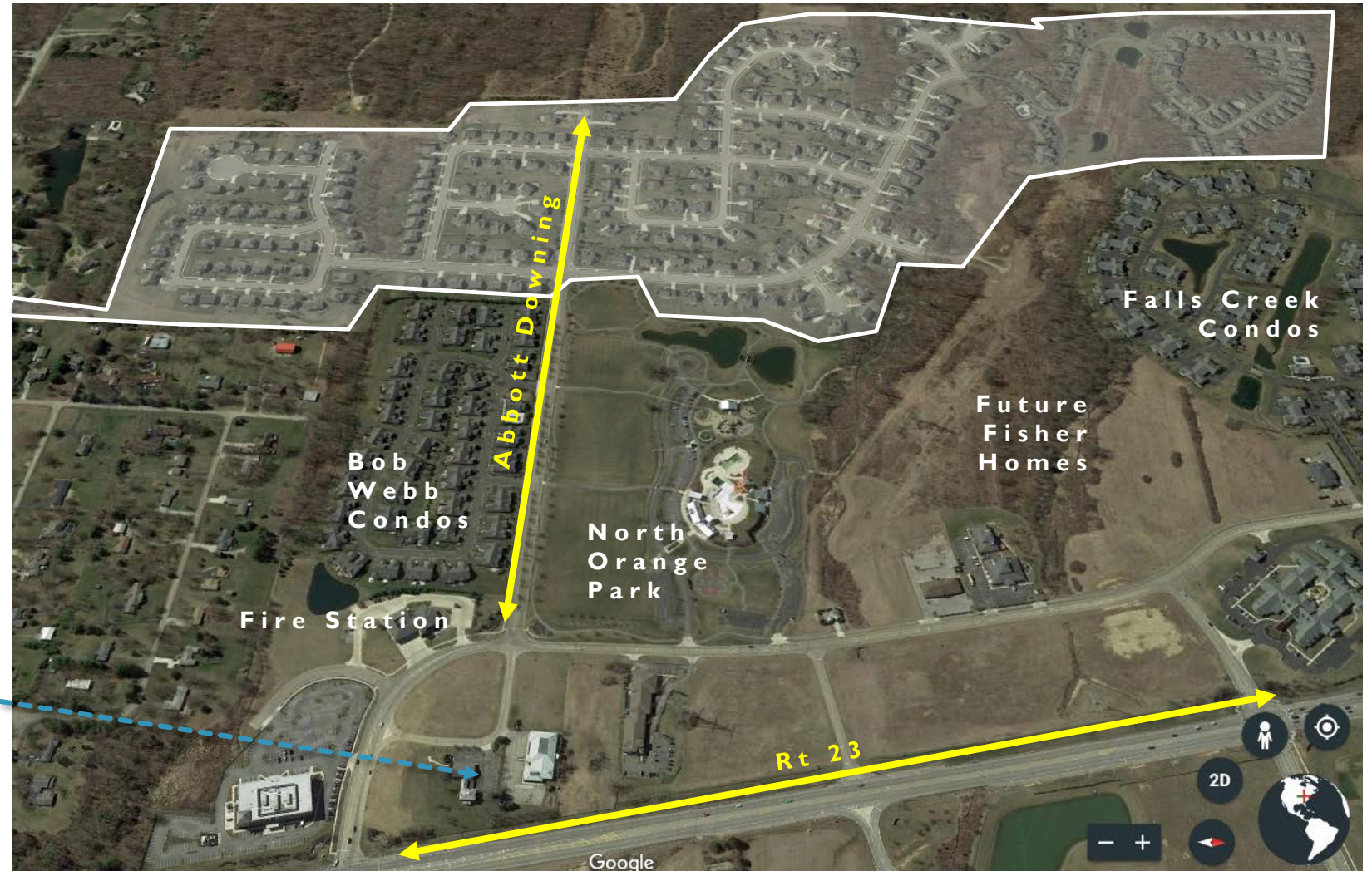
- Maintain and ensure the neighborhood quality and character so that **all** our **property values are enhanced and preserved**.
- Ensure that the collective rights and interests of all homeowners are respected and preserved
- Manage common areas and related structures

# NOHOA BOUNDARIES

## Fun Fact:

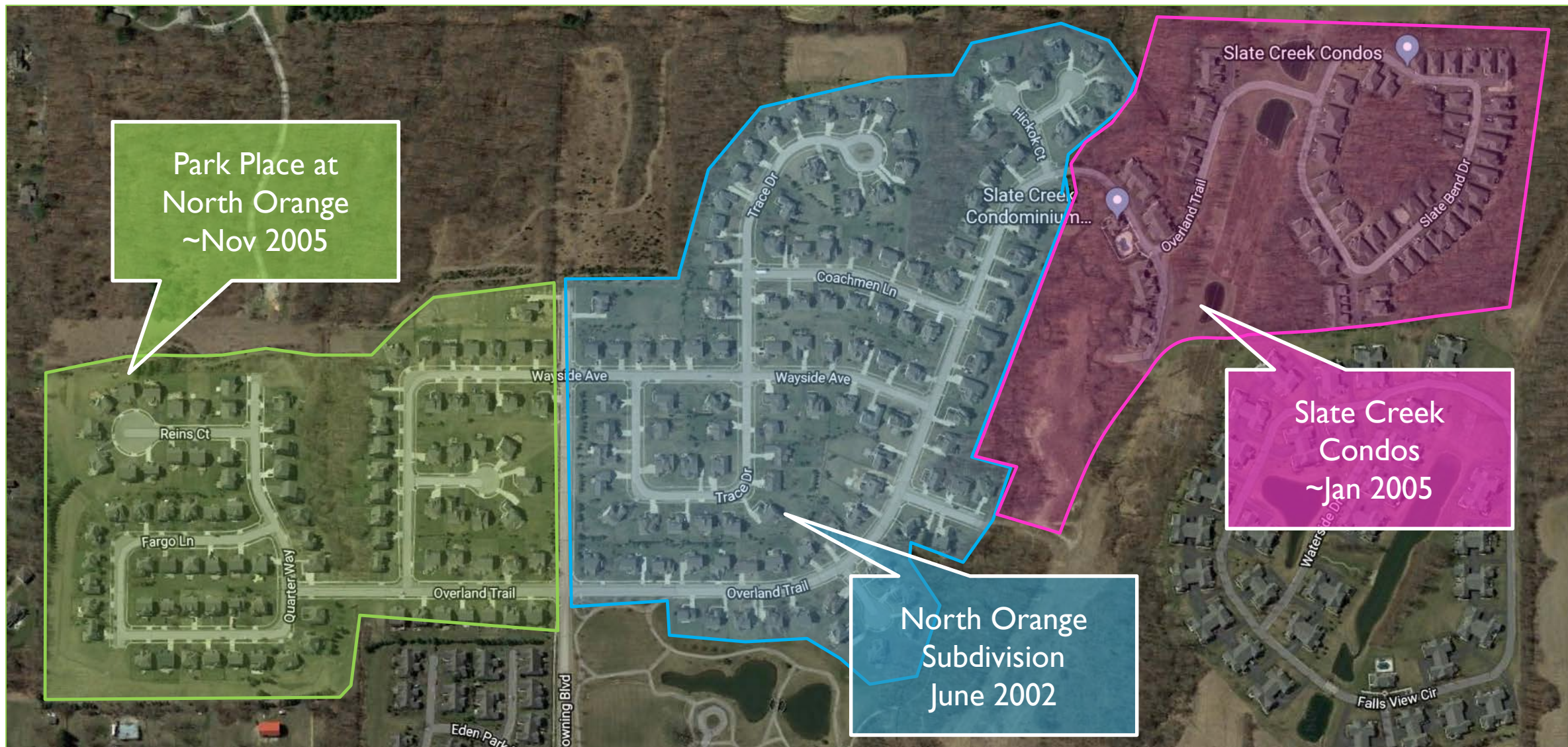
Our neighborhood was once part of vast farmland acreage owned by George B. Gooding. In the early 1800's, Gooding arrived here from Massachusetts and began to purchase small parcels of land so he could make a better life for his family. He purchased 250 acres in what is now our neighborhood and eventually had over 1300 acres.

The Gooding House & Tavern





# NORTH ORANGE HOA COMPOSITION



# NOHOA COMMON AREA & FACILITY RESPONSIBILITIES

## Responsible for:

- Common Area Landscaping / Maintenance
  - Open space buffer and drainage areas
  - Wooded ravines and access right of way
- Decorative Street Signs
- Abbott Downing & Overland Right of Way
- Park Place Entry Beds

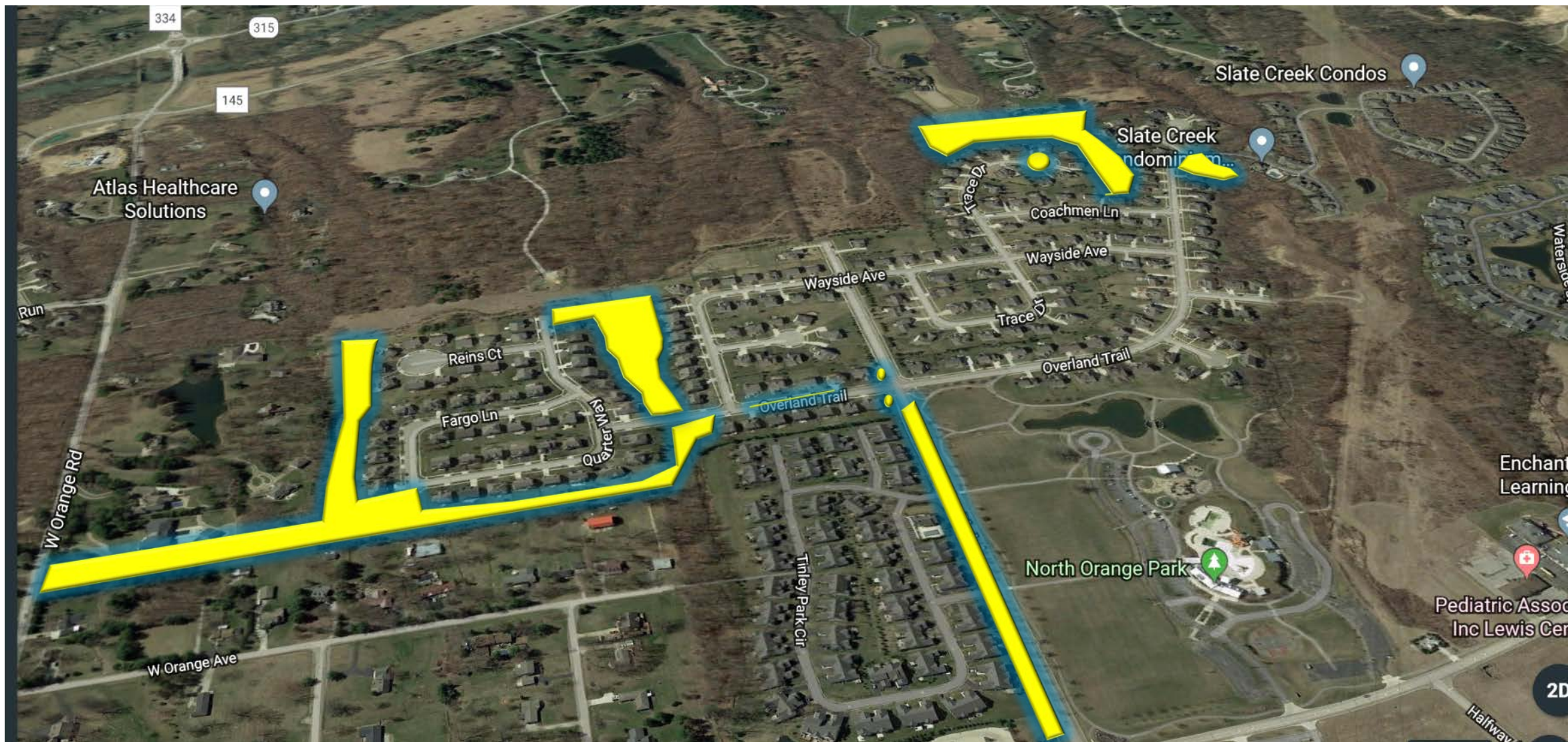
## Not responsible for:

- Streets and sidewalks (*Orange Township*)
- Snow Plowing (*Orange Township*)
- Mailbox upkeep (*homeowners*)
- Private home or condo property maintenance (*homeowners*)
- Stop signs & traffic signs\* (*Orange Township*)
- Park/Fire Station Entry Beds (*Orange Township*)

\* new radar speed signs are maintained by OT,  
but some costs are shared with NOHOA

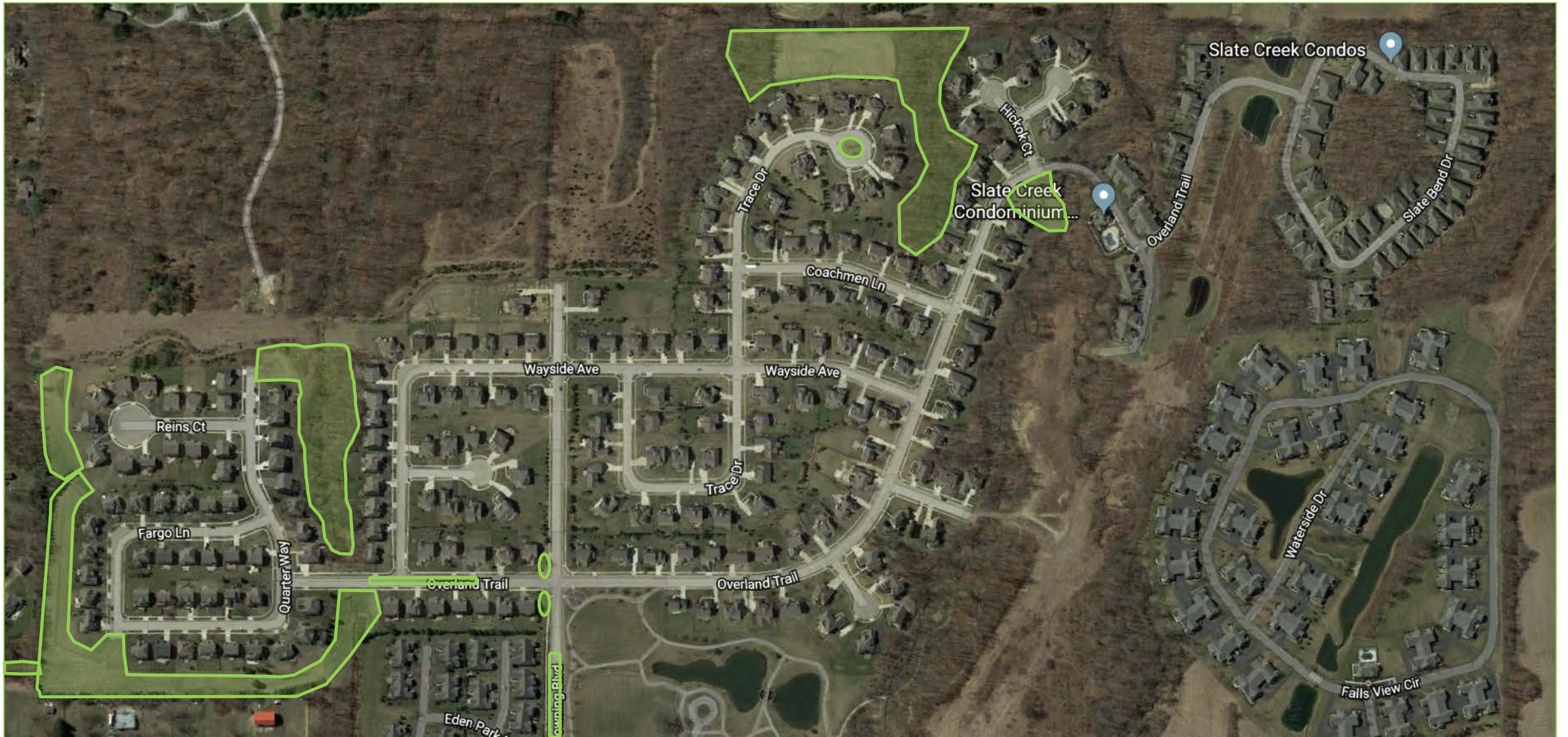


# NOHOA COMMON AREAS





# NORTH ORANGE HOA COMMON AREAS & RIGHT OF WAYS





# COMMUNICATION & CONTACTS



# COMMUNICATION METHODS

- Capital Property Solutions

Nataleigh Dillon, Property Manager [admin@cpscolumbus.com](mailto:admin@cpscolumbus.com)

- NOHOA Board Members

[NOHOAohio@gmail.com](mailto:NOHOAohio@gmail.com)

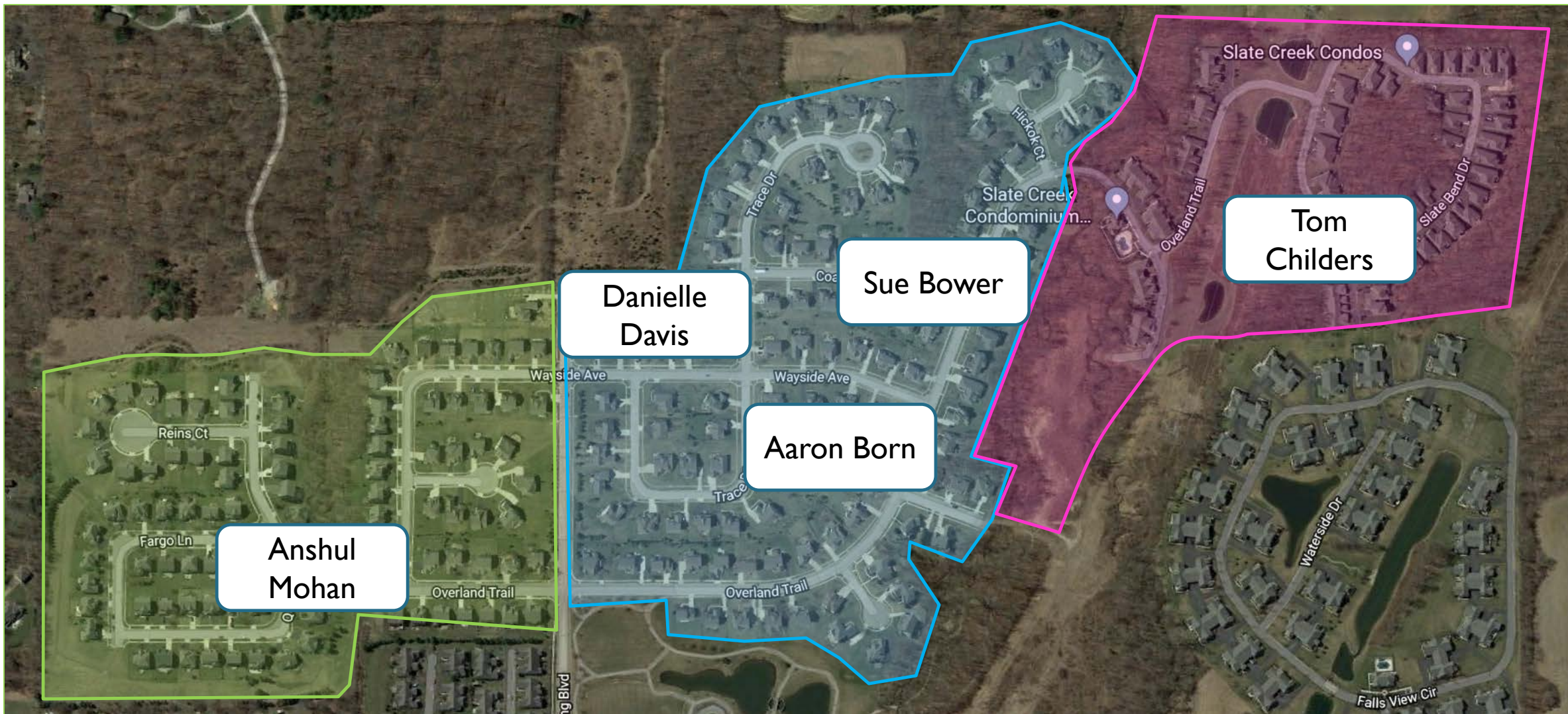
- Slate Creek Board Members

- Website, eblasts, newsletters

[www.NorthOrangeHOA.com](http://www.NorthOrangeHOA.com)



# CURRENT NOHOA BOARD MEMBERS (THRU JUNE 2019)



# NORTH ORANGE HOA WEBSITE

Home From the Board NOHOA Info Events Community Contact



## North Orange Homeowners' Association

**FROM THE BOARD**  
Hear about the latest news from our NOHOA Board and this year's priorities.

**NOHOA INFO**  
Find links to NOHOA documents, newsletters and FAQs.

**EVENTS**  
Learn about upcoming meetings, events and community activities.

**COMMUNITY FORUM**  
Share your thoughts and ideas regarding topics of interest to our community.

### CONTACT US >

Our management company is Capital Property Solutions (CPS). For routine questions, architectural review submissions or inquiries regarding your assessments, please contact our property manager.

To offer suggestions or questions for the board, please use the 'Contact Us' section. A board member or our property manager will get back to you.

### Subscribe to NOHOA updates

We will share quarterly updates or special NOHOA alerts with you

CAPITAL PROPERTY SOLUTIONS (CPS)

**Nataleigh Dillon**

NOHOA Property Manager

CONTACT >

T: 614-481-4411

F: 614-443-3798

E: [admin@cpscolumbus.com](mailto:admin@cpscolumbus.com)

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Visit the NOHOA website for general information, access to HOA documents & meeting notes,, news & events. Be sure to subscribe to receive quarterly updates and special notices. In the future, all newsletters will be only available electronically.



# PAST & CURRENT INITIATIVES





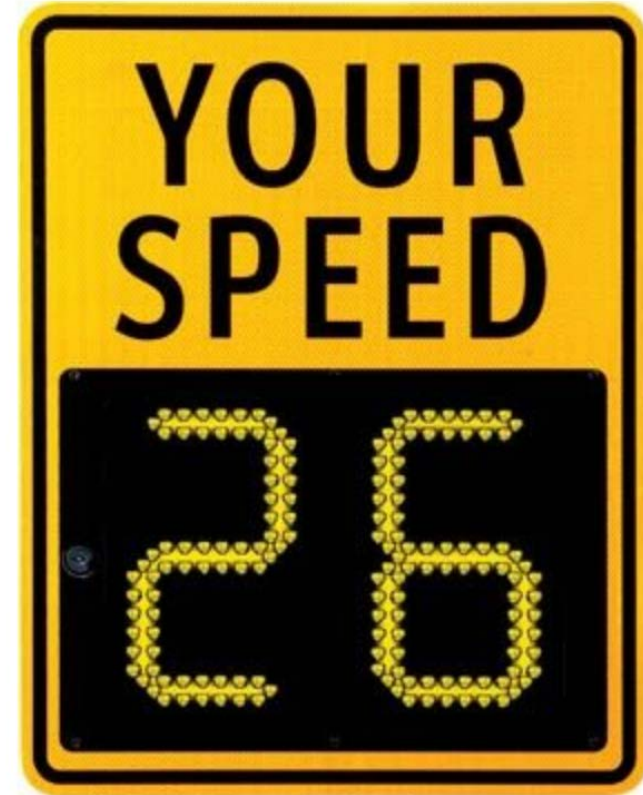


## NEWLY LANDSCAPED BEDS AT NORTH ORANGE ENTRANCE

Worked with OT Parks and Trustees to ensure Orange Township upgraded landscaping quality and maintenance of beds at the entry to Abbott Downing. **Beds are owned & paid for by the Township.**

# ADDRESS SPEEDING COMPLAINTS ON OVERLAND TRAIL

- Periodic sheriff monitoring
- “Stealth” speed trends & evaluation
- Traffic calming strategies investigation
- Installation of Radar Speed Signs  
(cost shared with Orange Township)



# RECENT & UPCOMING NOHOA ACTIVITIES

- Remove diseased and dying trees in common areas
- Replaced and repaired of street signs on Overland, Wayside
- Explore alternate tree replacement options
- Modernize & update HOA declarations and covenants
- Increase communication, moving towards electronic tools

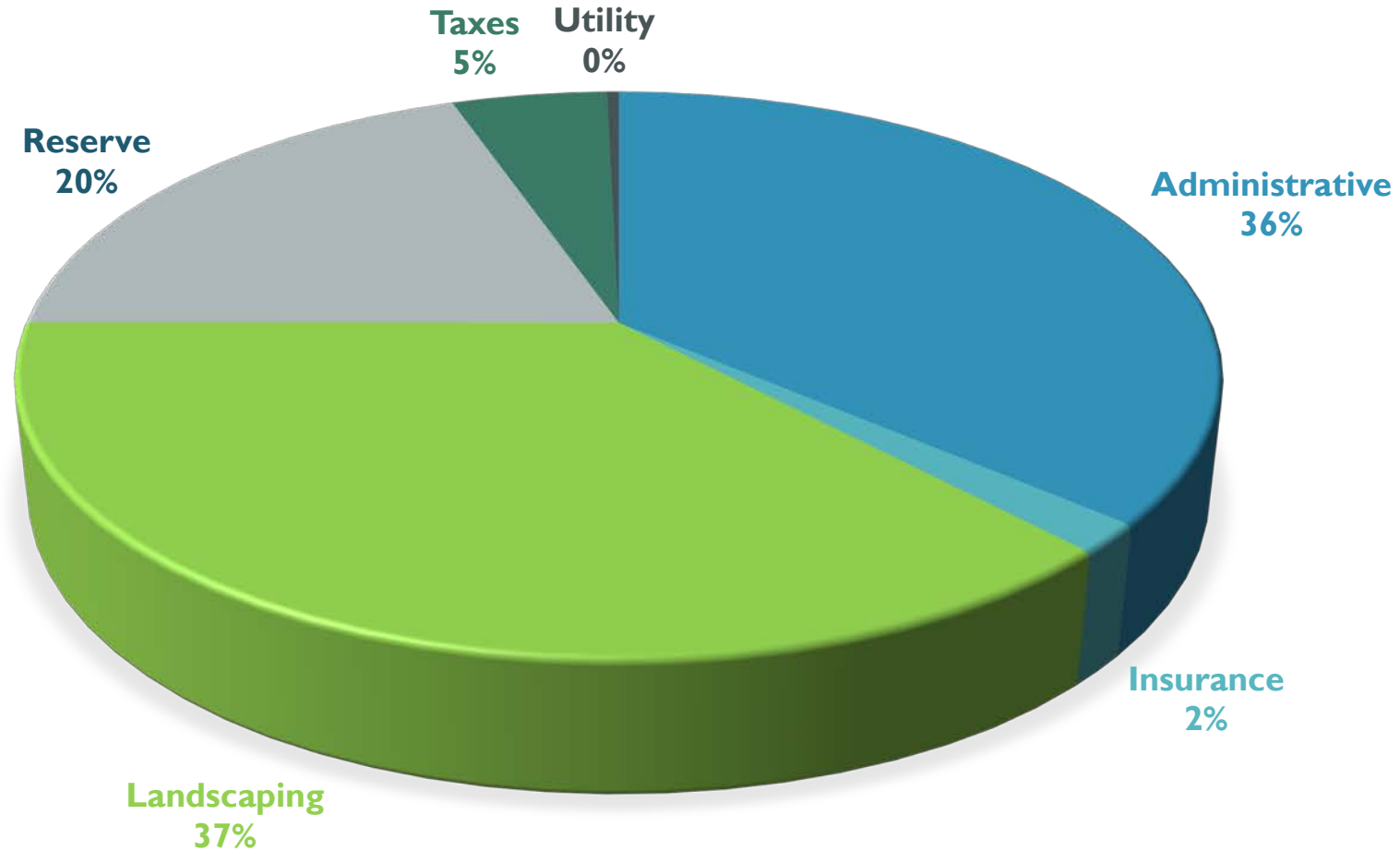




# FINANCIALS



# TYPICAL DISTRIBUTION OF NOHOA EXPENSES



# 2019 NOHOA BUDGET

## North Orange

### HOMEOWNERS' ASSOCIATION 2019 ANNUAL BUDGET

INCOME	
<b>Homeowners' Association Dues</b>	<b>\$48,960.00</b>
Income from owner assessments is calculated based on each Unit's percentage of interest in the Common Elements as stated in the Association Governing Documents	
<b>Other Receivables</b>	<b>\$1,200.00</b>
Based on historical data	
<b>Transfer from Reserve Account</b>	<b>\$8,000.00</b>
Money transferred from the Reserve account for capital improvements.	
<b>Insurance</b>	<b>\$840.00</b>
Comprehensive Property Coverage, Liability, Directors & Officers Liability, and Umbrella Coverage	
<b>Office Expense</b>	<b>\$2,224.00</b>
Payment Coupons will be mailed in December of each year.	
<b>Legal - Professional Services</b>	<b>\$2,500.00</b>
Covers legal counsel concerning collections processing and enforcements	
<b>Accounting Professional Services</b>	<b>\$195.00</b>
The Association is a non-profit corporation and is required to file taxes annually	
<b>Reserve for Maintenance</b>	<b>\$9,840.00</b>
Savings to cover future projects	
<b>Electric</b>	<b>\$185.00</b>
Common Element lighting	

<b>Water</b>	<b>\$0.00</b>
Water used for irrigation (closed down in 2018)	
<b>Trees</b>	<b>\$2,400.00</b>
Removal of Association owned trees that are dead and pose a threat to homes in the Association. Installations as necessary.	
<b>Landscaping</b>	<b>\$15,905.80</b>
Full service grounds maintenance provided by Klamfoth-Renewed for 2019	
<b>General Grounds</b>	<b>\$300.00</b>
Misc. general expense for common areas	
<b>Real Estate Taxes</b>	<b>\$2,500.00</b>
The Association owns open space throughout the community that are taxed by Delaware County, OH.	
<b>Bad Debt</b>	<b>\$372.03</b>
The Association is actively pursuing collection against any delinquent Owners.	
<b>Professional Association Management</b>	<b>\$12,898.17</b>
CPS is beginning their second calendar year as the Association Management Company. Please feel free to contact them at (614) 481-4411 with any comments or questions about the community.	
<b>Reserve Account Expenditures</b>	<b>\$8,000.00</b>
Money transferred from the Reserve account for capital improvements such as tree installations for trees lost in previous years and common area improvements.	
<b>TOTAL EXPENSE:</b>	<b>\$50,160.00</b>



# HOW CAN YOU PARTICIPATE

- Provide your email address to CPS to ensure you receive routine communications
- Subscribe to the NOHOA website and visit to access NOHOA documents
- Join future neighborhood open house sessions to discuss priorities for the neighborhood and potential modernization of documents
- Share your thoughts & ideas with NOHOA board members

Thank you!