

Windgate Village Writer

Community Newsletter | April 2017

Sidewalk Maintenance

All sidewalks in the Association are being assessed for replacement. Sidewalks that have a ½ inch or more tripping hazard, steep grade, or severe pitting will be placed on the list. Once the list of areas to be replaced is completed a notice will be distributed to the residents for input prior to the work starting.

The Yard Sale Is Scheduled

Mark your calendar, the Association yard sale is scheduled for June 10, 2017. More details will be sent by the committee chairperson, Cherie Kipp, in the near future.



Help us Locate the Main Water Shutoff Valve

Each building was constructed with a water shutoff valve for the entire building and it is usually located in the basement. Please contact CPS at 614-481-4411 if you have this valve located in your unit.



Keep Your Garage Door Closed to Prevent Crime

Please remember to keep your garage door closed when the garage is not in use. Open garage doors are an easy target for thieves and we don't want the Association to become a popular place for crimes.

Break Down Your Boxes

Please break down your boxes before placing them in the recycling bins to conserve space for other residents' waste.

This lids should be closed to prevent critters.

Special Notice: Please Clean Up Your Pet's Waste

This is a public service announcement that pet waste should be picked up by the pet's owner immediately as it occurs. Please do your part to keep Windgate Village a clean and healthy community.

If you are tethering your dog outside without supervision, you are breaking an Association rule. All pets must be supervised when outside of a unit, so pet waste can be spotted and cleaned up and so residents feel safe when passing by your unit.

These are important for the health and happiness of all residents and your cooperation is greatly appreciated.

More Recycle Bins are Coming

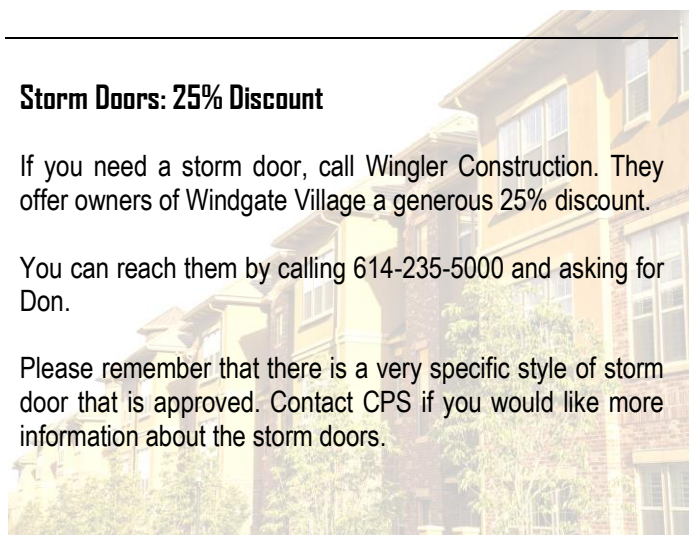
You asked and we heard, there are 5 more recycle bins being delivered to the Association. Two will be located near the Kings Ct Garages and three will be located near the west garage on Northwest Ct in the northwest trash can fence area.

Storm Doors: 25% Discount

If you need a storm door, call Wingler Construction. They offer owners of Windgate Village a generous 25% discount.

You can reach them by calling 614-235-5000 and asking for Don.

Please remember that there is a very specific style of storm door that is approved. Contact CPS if you would like more information about the storm doors.



April 2017

Claim Your Individual Landscape Plot

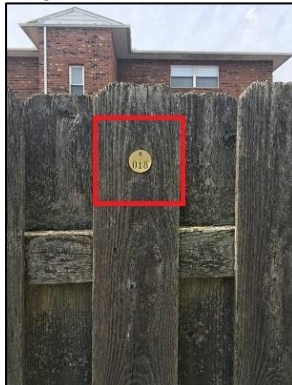
The Board is working to better understand some of the landscaped areas throughout the Association and would like to know what residents are maintaining areas that are not typically maintained by the Association. The specific areas in question are located behind the buildings along fences and garages.

We divided each area into sections and numbered each of the sections with a metal tag. The numbered tag is located at the left of the designated section and the section ends on the right where the landscape naturally ends or where another metal tag is located. The pictures below show you the numbered tag.

If you claim a section to maintain, you will be responsible for maintaining the area until you notify us that you no longer wish to maintain the area. Claimed areas that are not maintained may result in compliance letters to the responsible party. Areas that are not claimed will be maintained by the Association and may be returned to a natural turf state or other landscape as determined by the board.

If there is an area not marked that you would like to maintain, please contact us at admin@cpscolumbus.com.

Sections already claimed
21 - 24: 1799 D Kings Ct
28: 1807 E Kings Ct
29: 1807 D Kings Ct
30: 1807 C Kings Ct
31 - 32: 1807 B Kings Ct
40: 1831 B Kings Ct



Windgate Village Condominium Association

C/O Capital Property Solutions
P.O. Box 630
Worthington, Ohio 43085

Phone: (614) 481-4411

Accounting e-mail: accounting@cpscolumbus.com

Work Order e-mail: workorder@cpscolumbus.com

Website: www.cpscolumbus.com

Your Board of Directors

Suzanne Frank - President

Jennifer Armstrong - Treasurer

Emily Irwin - Secretary

Cherie Kipp - Assistant Secretary

Denise Gagliardo - Director

The next meeting of the Board of Directors will be held on May 2, 2017 at the Grandview Heights Public Library. The meeting will be open to all owners once board business is completed, around 7:30 PM.