

# Windgate Village Writer

Community Newsletter/Summer 2017

## Summer Improvements



### Painting

The survey results regarding the color of the shutters, showed residents like the idea of having them painted a different color than tan. The suggested colors varied greatly, so the Board decided to paint them black as originally planned.

### Items Completed

- **Entry Sign:** Repairing and painting the entry sign is complete.
- **1775 Painting and Carpet:** The common halls were painted and the carpet was replaced.
- **Recycling Bins:** Five new recycling bins have been placed throughout the Association.
- **Power washing of buildings.** As part of the painting project, all the buildings will be washed.
- **Concrete work:** The sidewalks were leveled and replaced where needed.
- **Landscaping:** Removing brush and trees along Chambers Road fence line and then seeding the area.
- **Bike rack:** A bike rack was installed at the side of 1775 Northwest Court.

### Items Upcoming:

- **Playground Improvement Project:** The existing equipment on the playground is being refurbished, added to and rubber mulch installed. As the project is completed, look for a Community Dedication! Date and time to be announced for the community to enjoy!
- **Tuck-pointing:** Chimneys, large cracks, and large holes in the brick mortar will be filled.
- **Boiler start-up schedule:** The boilers are scheduled to be started in October as usual.
- **Individual Landscape Plots:** The areas behind the buildings, along fences and near garages

will be maintained by the Association if left unclaimed. Have you signed up for yours?

- **Fall/Budget Inspection:** Review of buildings, trees and landscaping areas for projects to be done in 2018.

## GOOD NEWS

Windgate is FHA approved again

## Windgate Village Board of Directors

**Suzanne Frank – President**  
**Denise Gagliardo – Vice President**  
**Jennifer Armstrong – Treasurer**  
**Emily Irwin – Secretary**  
**Cherie Kipp – Assistant Secretary**

## Pet Owners:



### Are you doing your part to Keep Windgate Village Pet Friendly?

1. No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit or the Common Areas, except that common domestic

pets such as dogs, cats, or other household pets may be kept in Units, provided they are not kept, bred, or maintained for commercial purpose, and are not permitted in Common Areas except when restrained by a leash which is not longer than six

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feet in length and which is controlled by a responsible person.

1. A maximum of two dogs per unit are permitted. A maximum of two cats are permitted. Cat litter must be bagged and disposed of appropriately (It is prohibited to be flushed down toilets, garbage disposals, or laundry sinks).
2. Pet owners are responsible for removing animal waste immediately from all Common Areas and Limited Common Areas (i.e. patio/porch areas). A fine of \$50.00 per incident will be assessed for not picking up animal waste immediately (no first warning letter).

## Association Insurance Agent Contact Information

*From time to time you may need to get in contact with the Association's insurance agent for providing documentation to your mortgage company.*

Greenwich Ins. Co.:  
Rose Bowers, Bowers Ins. Agency  
Office: 614-850-9244

## Volunteers needed

Four opportunities to help support the Board's community initiatives:

- 1 – Webmaster
- 2 – Landscape
- 3 – Facebook
- 4 – Social.

If you would like to participate, please contact us at [admin@cpscolumbus.com](mailto:admin@cpscolumbus.com).

## SPECIAL NOTICE!!

All residents are encouraged to use white LED light bulbs at both your front and back doors. This will provide a uniform appearance for the community!



**Trash Area Reminders! PLEASE: \***  
Keep all trash areas clean and tidy.  
\*Carry bulk pick-up items to trash cans in the Kings Ct alley. \*Trash pick-up is Thursday. \*Put out large items on Wednesdays.



## SEWER BACKED UP???

If you are having a sewer backup issue in your unit, please contact CPS!

## IMPORTANT INFO!!!!

-----Clip and Put on Your Refrigerator -----

## Windgate Village Condominium Association

Association Management:  
Capital Property Solutions  
P. O. Box 630, Worthington, OH 43085  
Phone: (614) 481-4411  
Accounting e-mail:  
[accounting@cpscolumbus.com](mailto:accounting@cpscolumbus.com)  
Work Order e-mail:  
[workorder@cpscolumbus.com](mailto:workorder@cpscolumbus.com)  
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