

## Santa Visit to Olde Sawmill

Mark your calendars! Sunday December 11<sup>th</sup>, Santa will visit the Olde Sawmill residents at the scheduled stops. Santa's route avoids major streets as much as possible for safety reasons. This event includes hot chocolate, treats and music. Santa wishes each and everyone a safe and Merry Christmas. Please watch your children during all of the excitement.

### Santa's Schedule:

- 6:05-6:15 Strathmore at Olde Sawmill (Sethwick)
- 6:20-6:30 Starford at Sonnington
- 6:35-6:50 Sonnington at Severhill
- 6:55-7:10 Sarahurst at Olde Sawmill
- 7:15-7:30 Stancrest at Seddon
- 7:35-7:50 Surreywood at Seddon
- 7:55-8:10 Stancrest at Sutter Parkway
- 8:15-8:25 Davis Middle School

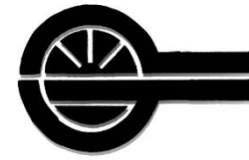


Please take a moment to fill out this membership form and return it. We can only make a difference with a strong membership base.

In an effort to reduce consumption of unnecessary resources such as printing and postage please strongly consider providing an email address and checking email as your preferred communication. We promise to never give your email address to any third parties or send you anything more than you sign up for

Make checks payable and mail to:

**Olde Sawmill Civic Association**  
7652 Sawmill Rd #170  
Dublin, Ohio 43016



### Board Members

#### *President*

Ryan Bunner  
president@oldesawmill.org

#### *Dublin Vice President*

Jeremy Block  
vpdublin@oldesawmill.org

#### *Worthington Vice President*

Brett Kravitz  
vpworthington@oldesawmill.org

#### *Treasurer*

Ben Meehan  
treasurer@oldesawmill.org

#### *Secretary*

Allan Asbury  
secretary@oldesawmill.org

### Upcoming Events

12/5/11  
OSCA Civic Association  
Meeting 7:00 PM  
Northwest Library

12/11/11  
Santa Visit to  
Olde Sawmill  
6:00 pm

“Our mission is to foster community spirit and act as a unified voice to combat community deterioration, preserve property value, and promote the safety and long term best interests of the neighborhood through organized volunteer efforts”

# Sawmill Civic Association Newsletter

## 2011 Final Edition

## Annual Community Night Out is a Success

What started out as a small get together of neighbors back in 2009 is slowly becoming a staple event for the neighborhood. In 2009 there was no active Civic Association, in fact it was that get together where the current Civic Association began to form. This years event had excellent attendance, there was no official count, but a rough estimate of the crowd was around 200 people. The OSCA sponsored an ice cream bar and served up over 6 gallons of ice cream as well as chocolate and sprinkles and residents brought their favorite desserts to share. Target was on site with nearly the entire toy department to raffle off. They also brought in hot dogs, chips, drinks, cookies, and some much needed extra hands. The main attraction was an 18 foot inflatable dual lane slide coupled with a 50 foot inflatable obstacle course. We also ran a water balloon toss with the line stretching from the shelter house to the street! Over 200 balloons were tossed! All in all the event was a great success and I look forward to next year's.

An event like Community Night Out would not be possible if it was not for the volunteers and sponsors that make it all come together. We would like to raise a great big thanks to our own Scott Lininger and his company Shamrock Overhead Door ([shamrockoverhead.com](http://shamrockoverhead.com)) who helped to sponsor the bounce houses this year. Jump House Entertainment ([jumphouseohio.com](http://jumphouseohio.com)) who provided the best bounce houses at a most awesome price. Target for their commitment to the National Night Out initiative as well as for bringing a huge toy selection to our park for raffle. Thank you also to Target for providing hot dogs, chips, drinks, and cookies. Amy Cowan, Amber Lininger, and Jeremy Block for organizing. Also a big thanks to those that brought in desserts and helped serve ice cream at the Sundae Bar. Finally, we would like thank all of you, the community for supporting us in both your attendance and your yearly contributions to the association.

Ryan Bunner  
President

### Free Curbside Recycling Coming in '12

Mayor Michael Coleman announced his budget for 2012 that includes free curbside recycling for all Columbus residents. The curbside recycling will begin in phases based on the day of the week lawn waste is collected. It is projected Olde Sawmill will see the 60 gallon blue containers in the late summer. Pick up for the recycling will occur every two weeks alternating with lawn waste. Please remember to help keep up the overall aesthetics of the neighborhood by retrieving your empty trash and recycling bins from the curb on a timely basis.

### Are you looking to advertise something?

If you are under the age of 18 and living in the neighborhood you can advertise for FREE! Babysitting, Pet sitting, Lawn mowing, or any other service, just email [webmaster@oldesawmill.org](mailto:webmaster@oldesawmill.org) and we will get your ad out there to the neighborhood.

Not a kid? No problem! We are putting together some VERY competitive ad pricing on the website and the newsletter, just email [webmaster@oldesawmill.org](mailto:webmaster@oldesawmill.org) with your contact information and we can

### 2012 Membership Information

First Name \_\_\_\_\_

Last Name \_\_\_\_\_

Street Address (ex 2931 Sutter Pkwy) \_\_\_\_\_

Phone Number \_\_\_\_\_

Email address \_\_\_\_\_

#### Membership type

- Family (\$40)  
 Single/Senior (\$20)

#### Communication Preference

- Email  
 Postal

#### I am interested in helping the following committees:

- Communications       Membership  
 Parks                       Safety  
 Events                       Aesthetics  
 Service

#### I am interesting in receiving email updates for:

- General Association Updates       Crime Alerts  
 SCAN Newsletters                       Event Notifications

### **A city service that works? Really!**

I had made a comment to a friend once about how hard it was to find a particular city office to call in regards to a question here in Columbus. To this they responded, "Well have you tried 311?" This was a number that I had not tried, nor knew what it was. I was impressed after I learned more about the number and tried it. 311 is essentially the number you call when you need anything from the City of Columbus. Rather than you, the resident, trying to sort out who you need to call or calling the wrong office, or not getting a hold of anyone. When you call, you explain what you need and hang up and the 311 call center takes your information or concerns and wraps them up into a service request. The request then gets sent to the appropriate office to handle your concern. The City then has a certain time period in which they need to get in touch with you. This is similar to the buttons in Lowe's that you push and they say "Customer assistance needed in plumbing" and the associates in Lowes need to get there before the third page. At the time that you submit your request to the city you are given a tracking number which you can use to follow the progress of your request. I have personally called 311 for two items in regards to our neighborhood, Olde Sawmill. I called for a lawn that exceeded the city code, I believe the house was vacant and the grass was nearly knee high. The result, the lawn was observed by a city employee about 1 day after registering the complaint. The home then had a warning letter delivered about the code violation and within a few more days the lawn was mowed. The call that impressed me the most was in regards to the intersection of Stanburn and Sutter Pkwy. We had a suggestion come up in a civic association meeting that they would like to see that intersection turned into a three way stop. The reason given was one, that cars drive very fast through there and second that in the evenings the cars back up quickly. Within 1 day I got an email from a city traffic engineer who had a couple of clarifying questions to understand the situation. He explained the criteria for a three way stop and said that to date the intersection had not met the criteria. He offered to perform a traffic study there and make sure that the situation was still below their criteria. The very next week the intersection was metered in all directions. He shared the results with me and it was below, by a good margin, the criteria needed for the extra stop sign. He further explained that there was a project to widen Hard Rd and expand the intersection at Hard and Sawmill which is one of the reasons people "cut" down Stanburn and out Summer to avoid waiting at the Sawmill light. In both cases I was personally impressed with the 311 service. I would strongly encourage everyone of you to use this service when there is some service or code enforcement situation. Don't feel like calling? You can submit requests online [311.columbus.gov](http://311.columbus.gov) and they even have a cheesy video that explains the whole process better than this article.

Jeremy Block  
OSCA Vice President Dublin

**[www.oldsawmill.org](http://www.oldsawmill.org)**

This is our on-line home, it is the main hub of communication. From this location you can find everything relating to Olde Sawmill. Take a moment to bookmark it in your favorites on your browser. Check back periodically for current information.

## **Olde Sawmill Deed Restrictions Explained**

Deed restrictions are covenants running with the land. The owner of such land is bound absolutely by such restrictions. Deed restrictions based on a uniform plan are common in modern (1940- present) suburban developments. Many of the deed restrictions in Olde Sawmill govern the presence of outbuildings, the location, type and height of fences absent a pool or patio, the length of grass, trash and other nuisances, and the parking of cars and other vehicles for more than 48 hours.

In Ohio, an owner of a lot subject to deed restrictions may maintain an action to enforce the same restrictions imposed upon other lots by a common grantor. *Wallace v. The Clifton Land Co.* (1915), 92 Ohio St. 349, 110 N.E. 940, syllabus at para. 1; *Catawba Orchard Beach Assn., Inc. v. Basinger* (1996), 115 Ohio App. 3d 402, 407, 685 N.E.2d 584.

There are different deed restrictions filed for each section of Olde Sawmill built from 1974 – 1980s. You will want to consult the deed restrictions that apply to your section of the development. This may require some research on your part. The majority of the deed restrictions in Olde Sawmill are located at: <http://bit.ly/n1XqN4> or on our website.

Homeowners should be made aware of the various deed restrictions in Olde Sawmill when they purchase a residence. This is a service typically, but not always, performed by your realtor or title insurance company.

There are some longstanding misconceptions about the deed restrictions in Olde Sawmill – that the Civic Association should "enforce" them and that they have "expired" in some areas. Both of these statements are untrue. First and foremost, the Civic Association is not a homeowner's association as defined by Ohio law. A homeowner's association is a legal entity created by the developer to collect mandatory assessment fees and to enforce by legal means if necessary, the neighborhood standards and deed restrictions created by the developer. A civic association is a voluntary organization created by and among neighbors to perform a variety of traditional neighborhood functions, but not to legally enforce deed restrictions. The Civic Association's by-laws give no legal authority or standing to the association to enforce the restrictions, nor is it structured in such a way that the necessary funds are collected on a mandatory basis from each landowner to fund legal challenges. A typical challenge to a violation of a deed restriction would cost a minimum of several thousand dollars if an attorney is hired.

Another misconception is some deed restrictions have expired. This is not correct. In most instances the deed restrictions survive for 25 years and are automatically renewed for subsequent 10 years periods in perpetuity unless and until a super-majority of property owners in each allotment seek to amend or eliminate the restrictions.

Absent the creation of a homeowner's association delegated the authority to collect property assessments and enforce deed restrictions, the only legal recourse in Olde Sawmill is for a property owner to seek an injunction or declaratory judgment at his/her own expense. This typically requires the services of an attorney, but neighbors are encouraged to seek informal resolution of their issues prior to litigation.

D. Allan Asbury, Esq.

Secretary - OSCA



We have received many requests for Paypal to be made available for the annual dues. So, we are currently working on this to get a link added to our website. Stay tuned!