

Your IRMCA Board

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Website:
www.indianrunmeadows.COM

Annual Meeting Set for October 23

The Indian Run Meadows Civic Association will hold its Annual Meeting on Thursday, October 23th at 7:00 PM at Northwest Presbyterian Church, 6400 Post Road (corner of Avery-Muirfield and Post).

This is your opportunity to meet your IRM board, and neighbors. It's also a forum to discuss neighborhood issues. We will be holding elections for board positions and hope to fill all vacant positions. An invoice for 2015 Association dues is enclosed with this newsletter. If you aren't part of the vast majority that are current on your 2014 dues, please pay as soon as possible, or contact the Association to make arrangements.

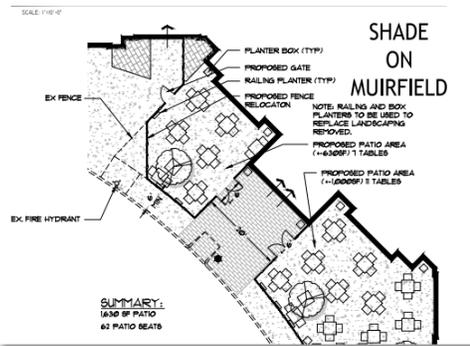
Shade Patio Okay

The Association previously agreed that Mary Kelley's could use the FRONT patio for outdoor seating. Because the agreement was specific to Mary Kelley's, the Association was recently approached regarding a request to extend the agreement to the new restaurant, Shade on Muirfield.

Shade's plan includes upgrading the railing, and including seating for up to 62. To be clear, use of the patio on the SIDE of the restaurant is not permitted. Outdoor service must end by 10:30 PM, and all use by 11:00 PM.

After consultation with neighborhood representatives close to the situation, the Association agreed to extend the agreement to Shade, with the proviso that all regulations for the shopping center be abided by. (e.g., hours of use, etc.)

To see the entire application, please visit <http://dublinohiousa.gov/pzc/14-077>



More for less

Michael Welsh

It's not something you think about much...until they fail. When we bought our house, it had three original "builder's special" Briggs toilets. During Easter dinner about four years ago, I ended up mopping up the floor after one of them overflowed.

As I kneeled in toilet water, I vowed they would all end up on the curb. I kept that promise.

After considerable research, I settled on two TOTOs and an American Standard, all 1.6 gallon units to replace the original toilets. The Briggs slowly swirled, and often required two flushes. In addition, they often required plunging.

With the powerful flushing action of a modern toilet, we consistently complete the task with a single flush....while using half and sometimes a quarter the water.

In the past couple years, even lower flow toilets have become popular, with 1.28 gallons per flush becoming the new standard. There's also dual-flush models available, with the lower setting using under a gallon.



Curbing this much water use made a dent in our bill. We've realized a savings of about \$50 a quarter. I figure with installation, the payoff is less than 5 years and the reduction in aggravation is priceless.



INDIAN RUN MEADOWS CIVIC ASSOCIATION

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Open spaces, friendly faces.

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Smoke Signals

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Rental Properties

Some of the recent sales in the neighborhood have been to investors. While the Association appreciates it can be disconcerting to have a home become a rental property, it's not always a negative. We have rentals in the neighborhood that are better kept than some owner-occupied homes. There are no deed restrictions against home rentals.

A more concerning dynamic than simply homes becoming rentals, is that "regular" families may not be able to compete with all-cash offers from investors.

The Association has investigated several complaints of unkempt properties this year, including several referrals to Dublin Code Enforcement.

The top complaints this year:

1. Unmowed grass. Dublin requires grass to be kept to 6" and will strictly enforce mowing, going as far to mow the grass and bill the homeowner. Please note, there are no restrictions on weeds. We cannot force an owner to apply weed killer.
2. Trash/recycle bins in sight of the street. Dublin requires these to be shielded from view of the street.
3. Rotting wood trim. Dublin code enforcement will require repairs.

Did you know the City of Dublin accepts requests for the following services on its website?

- Refuse/recycling collection
- Request for free yard waste chipper service
- City tree concerns
- Litter/vandalism/graffiti
- Nuisance Wildlife
- Park maintenance
- Street issues
- Crime tips
- Traffic concerns
- Code violations

Visit

<http://dublinohiousa.gov/services/make-a-service-request/>

to make your request.



Java Update

The Association was contacted by the developer of the small shopping center on Perimeter that houses Dewey's Pizza. There are plans for a drive-through Starbucks on the end of the building.

As this property does not directly border IRM, the Association offered no input and officially takes a 'neutral' stance on the proposal.

To see details of all current Planning & Zoning proposals, please visit <http://dublinohiousa.gov/pzc/>

Electronic communication update! Remember our website is indianrunmeadows.COM. The Residents Only section is full of information. For access to the residents only section, please send us an e-mail with your address. If you'd like to get occasional Association e-mails, please send a request to info@indianrunmeadows.com. Also "Find Us on Facebook!"

Home Values Up; Sales Strong

The Franklin County Auditor recently updated property values. Homes in Indian Run Meadows saw an increase in value of roughly 5%. In addition, home sales this summer have been extremely strong, with some homes seeing multiple offers on the first day of listing. Our neighborhood continues to be one of the best values in central Dublin...good schools, walkable, along with easy freeway access, nearby hospital, churches, shopping, etc.

