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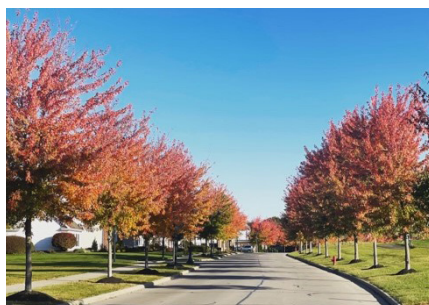


Photo Credit: Matt Breslin



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New Albany Links Welcomes KemperSports!

As you may know, KemperSports purchased the New Albany Links Golf Course and Clubhouse from New Era on October 7th. We could not be more excited about this amazing opportunity for our community!

What does this mean for our Homeowners? Well, we asked them...and here is what they had to say:

"KemperSports will focus on elevating the golf, member and guest experience by leveraging its proven experience over more than four decades in managing the country's top golf courses, private clubs, destination resorts and sports facilities. Built on its passion for the game of golf, KemperSports will bring junior programming and golf instruction initiatives for players of all skill levels. The company will also look to drive community outreach and engagement by revitalizing programming calendars and bringing more community events and live entertainment to residents and their families."

We spoke with Sara Carter, the new Regional Sales & Marketing Manager and she indicated that KemperSports will be making some capital improvements to the facility in the coming months, and they hope to have a couple social events each month. Here is a fun upcoming event!

Development North of SR 161

One thing is clear. Most of New Albany's new development is happening North of 161. New construction near New Albany Links includes: Woodhaven (Bob Webb, Bevelhymer & Walnut), Alden Woods (Maletz, Central College), new church (Bevelhymer), several projects on 62, (Aldi, Dunkin Donuts, Popeye's, Moo Moo Car Wash), the New Albany Fieldhouse near Bevelhymer Park, The Hamlet at Sugar Run and more.

Tricia Segnini and the New Albany Links Resident Panel has partnered with neighboring community residents and HOA's in recent months, including Upper Clarenton, Tidewater, The Enclave, Saunton, Wentworth and more to discuss this and other local proposed projects that may affect property values and quality of life for homeowners and residents North of 161.

One development that has received much attention in the last 16 months is the project now known as The Hamlet at Sugar Run, for 33+ acres at 605 and Central College. City Council approved the rezoning request Dec. 6th. More info can be found at <https://newalbanyohio.org/answers/hamlet/>. Past and future meetings can be found at <https://newalbanyohio.org/answers/streaming-meetings/>.

A big Thank You to our Resident Panel for working together, attending the meetings, and helping advocate for our homeowners. We have THE BEST neighbors and community!

Representation

A common concern throughout the Hamlet Rezoning process was the lack of representation at the City for Homeowners North of 161. We now have four representatives that live in/near NAL in various roles: Bruce Larsen (Planning Commission), Tricia Segnini (Parks and Trails Advisory Board), Kirk Smith (Zoning and Appeals Board), and Chip Fellows (City Council).

New Albany Links HOA News

Annual Meeting

The annual meeting will be at the New Albany Links Clubhouse 2/15/23 6:30pm. This is a 30-minute budget review, recap of 2022 projects (listed in this newsletter), announcement of the elected board members, and a brief overview of what is on the HOA's agenda for 2023.

Elections

It will soon be time to vote for your favorite HOA Board Members! All information for the candidates and voting will be on the association website www.nalhoa.com. The election timeline is as follows:

Call for Nominations: Now through January 6th, 2023. Please send to bcross@ohioequities.com or dcotterman@ohioequities.com.

Election: Starting January 9th, 2023 through January 23rd, 2023.

This will be the only written notification you will receive on the 2023 election process.



Where Do My HOA Fees Go?

The 2023 New Albany Links HOA annual assessment has been increased for 2023 to \$500. per home. For Dominion Club Homeowners, please feel free to contact NAI Ohio Equities directly for more information. Your HOA fees are hard at work for the community. Landscape and maintenance of common areas continue to be the bulk of annual HOA expenses. Your HOA is dedicated to maintaining property values while keeping those fees in check. Albany Links still has some of the lowest HOA fees in the school district. Examples include: Tidewater - \$800 & Enclave - \$720. See www.NALHOA.com for more info.

Have you noticed?

- New hardscape has been installed at the West commercial entrance off New Albany Rd E. Come April be on the lookout for a new, impactful look to this community entry point as the plantings are installed.
- The Grate Park Gazebo and landscape was refreshed during the 2022 summer season, the landscaping crew were able to bring many maturing plants back to life through pruning and treatments, many new plants were added as well.
- Holiday decorations were installed just prior to Thanksgiving, we hope to continue to build upon this display in future years.

Architectural Review Board

The mission of the Architectural Review Board (ARB) is to maintain the high quality and consistency of the aesthetics and design of the New Albany Links Community. Please remember that ALL exterior modifications require ARB approval PRIOR to work being started. Information on the ARB process, forms, links and information on the New Albany Links Design Guidelines can be found at <https://www.nalhoa.com>

New Albany Links HOA News

Most Commonly Asked Questions

Here are some of the most common Q&A's that have surfaced recently.

- Q: Can we display political signs? A: Yes, they are permitted during the 2 weeks prior to Election Day, as well as 2 weeks prior to mid-term Election Day, as scheduled by the Ohio Secretary of State.
- Q: Can we display Holiday decor? A: Yes, Holiday decor is permitted 30 days before and after the Holiday date.
- Q: Can we display Real estate signs? A: Yes, one per lot, must be a specific type. See the association website for required specifications.
- Q: Does my Lamp post have to be lit from dusk to dawn? A: Yes, all lamp post lights must be lit dusk to dawn for safety and aesthetics.

Exterior Modifications

All exterior modifications must be pre-approved prior to beginning work. Submit your request online at nalhoa.com. Here are some Best Practices for a smoother approval process: Be sure to include a plat map, photos, and contractor renditions to show details, location of work relative to neighboring properties, links to materials and colors proposed. For exterior siding or trim paint requests, include a color consultant recommendation, and daylight photo of a 20" x 6" inconspicuous section of the home painted in the requested color for consideration along with the color brand, name and number. Many such as Sherwin Williams provide free color consultations.

HOA Board Members

Thank you to our current HOA Board for keeping our community looking it's best. **Tricia Segnini, Ryan Squire, Duke Appell, Eric Joyner** and **Stephanie Spencer** are all running again for a new 1-year term and would greatly appreciate your continued support! We are committed to maintaining the architectural and aesthetic integrity of our community, while upholding property values and keeping HOA fees in check. With your support, we look forward to the opportunity to continue serving our community. We have a professional, thoughtful and well-rounded team!



Community Info/Local Happenings

We are so fortunate to live in a great community that is committed to bringing everyone back together! Check out www.newalbanyohio.org for local events and info!



Join us on our Facebook Page!

Be on the lookout for a poll next Feb/Mar regarding the date for the annual community garage sale event, typically held late spring/early summer.



New Albany Links HOA News

Holiday Luminaries and Deck Lights

Help us make the holidays merry and bright! Join us in setting out luminaries 12/23 & 12/24! Deck lights along the Golf Course are another fun way to brighten the season. We can't wait to walk the community and enjoy! Luminaries can be handmade or purchased online (Amazon, Target, Walmart, etc). LED tea lights work great and don't forget to add some weight with rocks or sand in zip locks so they don't blow away or tip over!



Stay up to date

Be sure to sign up for HOA e-mail communications at NALHOA.com if you haven't already. The website is also a good source of information for residents. The new House Bill allows HOA's to communicate solely by email, so be sure to sign up for updates!

New Albany Links HOA
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