

or Date: 08/10/2010 - Tuesday

| <u>all</u> | <u>Number</u> | <u>Time</u> | <u>Call Reason</u> | <u>Action</u> | <u>Priority</u> | <u>Duplicate</u> |
|------------|-------------------|-------------|--|----------------------------|-----------------|------------------|
| 0-23511 | 1333 | | Phone - COMPLAINT | SVCS RENDERED, FI, FOLLO 1 | | |
| | Call Taker: | | 112 - NORRIS, STACIE | | | |
| | Primary Id: | | 6 - SCHMUECKLE, CARL | | | |
| | Call Closed By: | | 6 - SCHMUECKLE, CARL 08/10/2010 1403 | | | |
| | Call Modified By: | | 6 - SCHMUECKLE, CARL | | | |
| | Location/Address: | | 308 VILLA OAKS LN | | | |
| | Party Entered By: | | 08/10/2010 1338 112 - NORRIS, STACIE | | | |
| | Calling Party: | | NESMITH, JEAN @ ***UNKNOWN*** - GAHANNA, OH 43230 614-478-3248 | | | |
| | ID: | | 6 - SCHMUECKLE, CARL | | | |
| | | | Disp-13:41:30 Enrt-13:41:33 Arvd-13:48:45 Clrd-14:03:37 | | | |
| | Arrived By: | | 125 - MCCORMICK, MAGGIE | | | |
| | Cleared By: | | 6 - SCHMUECKLE, CARL | | | |
| | ID: | | 36 - BLAMER, DEAN | | | |
| | | | Disp-13:42:57 Enrt-13:42:58 Arvd-13:49:01 Clrd-13:53:12 | | | |
| | Dispatched By: | | 125 - MCCORMICK, MAGGIE | | | |
| | Enroute By: | | 125 - MCCORMICK, MAGGIE | | | |
| | Arrived By: | | 125 - MCCORMICK, MAGGIE | | | |
| | Cleared By: | | 125 - MCCORMICK, MAGGIE | | | |
| | Narrative: | | 08/10/2010 1338 NORRIS, STACIE | | | |
| | | | ref to 2 w/m approx 12 yoa had something that looked like a gun but wasnt a gun that dared an older female to hit them with her car//614-805-5143 joan is the rp//took off towards the bushes by the pool. | | | |
| | Narrative: | | 08/10/2010 1342 MCCORMICK, MAGGIE | | | |
| | | | 2nd caller adv cut through driveway btwn 318 and 326 and took off NB toward shopping center, both wearing gry shirts and blu shorts | | | |
| | Narrative: | | 08/10/2010 1348 MCCORMICK, MAGGIE | | | |
| | | | U6 in the area of Stoneridge | | | |
| | Narrative: | | 08/10/2010 1353 MCCORMICK, MAGGIE | | | |
| | | | U6 out at 1250 Villa Oaks Ln, this is where the dad lives | | | |

Villas of Gahanna Condominium Association
5350 East Livingston Avenue, Columbus, Ohio 43232-2865
(614) 861-1441 * (614) 863-7391 Fax

August 23, 2010

Gregory P. Grimard
1250 Villa Oaks Court
Gahanna, Ohio 43230

Nadine Grimard
6210 Berkshire Avenue
Paradise, CA 95969

Dear Gregory:

Living in a condominium community such as the Villas of Gahanna Condominium Association does provide our condominium owners with many benefits, but it is also necessitates certain restrictions. These restrictions are outlined in your declarations and community policies and guidelines. By virtue of purchasing a unit in Villas of Gahanna Condominiums, you agreed to be an active member in your Association, responsible for all provisions provided in the declarations as well as the community policies and guidelines adopted by your Board of Directors. It is understandable that, at times, a policy or guideline may be overlooked; however, it remains important that all unit owners adhere to the guidelines set by Villas of Gahanna Condominiums.

It was reported to our office on August 10th, 2010 that your son and a friend were running through the community. They were seen running in and out of the clubhouse, unsupervised, jumping in and out of shrubbery, running through the community with toy guns shooting at people, and even stopped a resident while they were driving, shouted at her and dared her to run them over. The Gahanna Police were called and they did respond and went into your unit. This is not an isolated incident as your son and a friend vandalized the clubhouse over Christmas but it was not reported to the police or to the unit owner. A resident of the community cleaned up the clubhouse floor, turned off all the lights and turned the furnace back down. These actions are not in compliance with the rules and regulations of the Villas of Gahanna Condominium Association and will not be tolerated in the future.

On page 8 of your handbook the rules state:

PURPOSE: The common elements are for the sole and exclusive use, benefit and enjoyment of the residents for the purposes and in the manner in which such areas and facilities are ordinarily used. No one shall use the common elements in such a manner as to disturb others. Owners should refer to the Declaration and Bylaws for specific information regarding the common elements.

Please bring these issues into compliance. If the violations above occur again an enforcement assessment will be applied to your account. You do have a right to a hearing on this violation(s). Within ten days of the date of this notice, you must submit in writing to the Board of Directors a request for such hearing. If you do not cure the violation or request a hearing within ten days, the Board of Directors can immediately impose the enforcement assessment if the violation reoccurs. If you have requested a hearing, the Board of Directors will notify you of the date and time of the hearing within seven days of receipt of your written request.

Thank you in advance for your cooperation. Should you have any questions regarding this notice or if you feel you have received this notice in error, please don't hesitate to contact me at (614) 861-1441.

Sincerely,

At the Direction of the Board of Directors
Villas of Gahanna Condominium Association

LJ Jones
Property Manager

*RECEIVED SATURDAY,
AUG 28, 2010.*

1244 Villa Oaks Court
Gahanna, OH 43230

September 23, 2010

Mr. Gregory P. Grimard
1250 Villa Oaks Court
Gahanna, OH 43230

Dear Mr. Grimard:

This letter is in response to both your letter, dated September 4, 2010, to the Villas of Gahanna Condominium Association ("VOG") and the Notice letter, dated August 28, 2010, to you and your mother from VOG, containing allegations of certain conduct by your son, Adam, and his friend on August 10, 2010.

After reviewing what actually occurred with the witnesses involved on August 10, the entire Board of Directors of VOG hereby extend to you, to Adam, and to your mother, Mrs. Nadine Grimard, our sincere apology and regrets for the Notice Letter sent to you on August 10, 2010.

Quite frankly, the facts do not support the allegations contained in the Notice Letter. Miscommunications or misunderstandings did occur.

If you have any further questions or comments, please call me at (614) 459-5200 Ext. 231.

Very truly yours,

Villas of Gahanna Condominium Association
Member, Board of Director



Mark D. Keller

c: Mrs. Nadine Grimard