

BOARD MEMBERS

Randy Hageman, President
rhageman614@aol.com

Maryann Holevas, Vice President
mholevas007@gmail.com

Derrick McPeak, Treasurer
derrick.mcpeak@gmail.com

John Snedeker, Secretary
snedeker_john@hotmail.com

Tony Mastriani, Member At-Large
tmastriani@hotmail.com

Maintenance requests for common areas can be submitted online or directly to:

Patterson Merkle Management
4900 Reed Rd, Suite 230
Columbus, OH 43220
pma2977@yahoo.com
Phone: 614-235-1187
After Hours Emergency:
614-221-7985

IMPORTANT NUMBERS

- Police (non emergency) 614-645-4545
- Fire (non emergency) 614-221-3132
- Poison Control Center 1-800-222-1222
- Hazardous Waste 614-294-1300
- Animal Control 614-525-3400
- AEP Electric 1-800-672-2231
- Columbus Gas 1-800-344-4077
- City of Columbus 614-645-3111
- Bulk Refuse

REMINDERS

1. Make sure any outside water hoses are unattached and if necessary, are shut off.
2. Holiday specific decorations must be taken down no later than 14 days after that specific holiday.
3. Please contact John at snedeker_john@hotmail.com to be added to the email list.
4. No board meeting will be held in December. Meetings will resume Thursday, January 19.

A MESSAGE FROM THE BOARD

HOA FEE INCREASING 10% FOR 2023

At the last board meeting, and after much discussion, the board voted to increase the fees for 2023 by 10%. We understand that this is a significant increase, but after looking at the information, this was the option needed to keep the community in the best financial position. This decision was not taken lightly and impacts the entire community. Below is more information:

Expenditure	Expected Increase	\$ Budget Change
Electric	51%	\$8,500 ↑
Gas	57%	\$49,000 ↑
Common Area Maintenance	28%	\$18,000 ↑
Insurance	35%	\$22,415 ↑
Overall Expenses	16%	\$111,686 ↑

To keep on track with our reserve study, the 2023 reserve balance needs to increase by at least \$43,000. The reserve study looks at upcoming maintenance needs (building repairs, roof replacement, streets, sidewalks, etc.) and estimates remaining useful life and expected repair and replacement costs. The 2022 needed reserve should be \$550,000. The 2023 needed reserve should be \$592,424.

The reserve is our “savings account” to pay for large upcoming expenses. We have the reserve to avoid having to place special assessments on owners as large expenses are needed.

Please remember, gas” included” in HOA fees or “included” in rent does not mean we shouldn’t all work together to keep energy costs down.

COMMUNITY LIVING ETIQUETTE

Living in our condominium complex offers a convenient location and welcoming environment. There are a few etiquette rules we should all abide by in order to achieve a better community.

1. Say hello! Introduce yourself to new neighbors. Get to know your fellow homeowners, board members and management team. Getting to know your neighbors also helps with safety and security in the community.
2. Keep noise levels down. Remember, we share walls and noise carries. Be courteous to the varied hours your neighbors may be at home resting.
3. If you smoke, only smoke in designated smoking areas. Please dispose of cigarette butts in the garbage.
4. Please bag garbage and place bags in dumpsters and ensure dumpster doors and lids are closed. This will help with cleanliness of our community and problems with rodents. Please pick up any trash that has made its way out of a dumpster.
5. Please clean up after pets. Most residents are diligent with pet clean up however it only takes a small amount of waste to create an unpleasant walking experience for everyone.



WE ARE ON FACEBOOK!

<https://www.facebook.com/groups/OlentangytheCondominiumResidentPage>

5 Tips to Protect Your Holiday Packages from from “Porch Pirates”

from Forbes.com

Part of the joy of the holiday season is the seasonal decor and giving (and receiving) gifts. The last thing you want is a Scrooge sneaking up and stealing presents from your doorstep. Thieves who take deliveries—also known as porch pirates—are especially active during the holiday season when more high-dollar, desirable packages are sent to homes.

According to a recent report from Security.org, 49 million Americans were victims of package theft during late 2020 and 2021. Of those stolen packages, the average value was \$50. However, there are other times when the products are sentimental and priceless, which is why it's wise to always take measures to keep packages from being stolen.

Here's the thing: Porch pirates are opportunistic. They generally work quickly, swooping in to get a package before moving on—meaning they usually don't spend too much time poking around. By putting some simple measures in place, you can protect packages from porch pirates during the holiday season and beyond.

Here are some theft prevention tips:

- Consider installing a doorbell camera
- Follow package tracking to ensure you know exactly when your package will arrive
- Coordinate with a neighbor. Ask a neighbor who you know will be home to collect your packages if you won't be home
- If possible, Have packages delivered to your workplace
- Utilize package pick up locations and consider having your Amazon packages delivered to an Amazon drop box

One thing we can do as a community is consider leaving outdoor lights on from dusk to dawn. Well lit areas are deterrents for thieves. With the amount of packages delivered to incorrect addresses in our community, we should all serve as eyes and ears for each other.



COMMUNITY CALENDAR

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|-----------------------|---|
| WED. JAN. 4 | BOOK CLUB
7:00 pm at the Lodge
Contact pthomas7042@gmail.com for more information. |
| THURS. JAN. 19 | MONTHLY BOARD MEETING
7:00 pm at the Lodge |
| WED. FEB 1 | BOOK CLUB
7:00 pm at the Lodge |
| THURS. FEB 16 | MONTHLY BOARD MEETING
7:00 pm at the Lodge |
| WED. MARCH 1 | BOOK CLUB
7:00 pm at the Lodge |
| WED. MARCH 8 | LANDSCAPE COMMITTEE MEETING
7:30 pm at the Lodge |

10 Ways to Save Energy During the Holidays

- Switch to LED lights.
- Choose fiber optic decorations.
- Use smart plugs and timers for your holiday lights.
- Give the gift of smart tech.
- Buy gifts that use alternative energy.
- Choose ENERGY STAR® equipment and appliances.
- Stop phantom energy drain while you're away.
- Bake several dishes at a time.
- Avoid preheating when possible.
- Turn down the thermostat when you have guests over.

Winter Home Improvement and Energy Saving Tips

1. Fill gaps in your home's insulation.



2. Seal air leaks all throughout your home.



3. Maintain your heating system.



5. Upgrade to a smart thermostat.



4. Invest in energy-efficient windows.

6. Add weatherstripping to your doors.



8. Adjust your ceiling fans to spin clockwise.



7. Service your hot-water heater.

9. Get an energy audit from a professional.



Constellation

KNOW YOUR BUILDING CAPTAINS

Our list of building captains is almost complete, but we are still looking for owners to serve as building captains. Contact Randy Hageman at rhageman614@aol.com or Maryann Holevas at mholevas007@gmail.com to complete your information or volunteer.

Churchill Avenue

630 Lois McCann
648 Chris Kemmer

Pennfair Street

4820 Sharon Campbell
4825 Paul Hickfang
4830 Carol Logan

Hedgebrook Avenue

595 Jeff Cloud, H

Providence Avenue

632 Maryann Holevas
650 Carolyn Redinger
655 Felicia Migliori
666
677
678

Middletowne Street

4730 Lesley Damian
4745 Derrick McPeak
4753 Derrick McPeak
4758
4765
4819 Colin Logan

Olentangy River Road

4753 De Deubner
4773 Shawn Hageman
4811 Bob Whittingham

Olde Towne Avenue

600 Bradley Guiver
603 Erin Lloyd
631
649 Diane Van Dommeler
652 Pat Thomas
657 Sandra Elliott
665 Gayle Dillinger
673 Patti DeLuca

Residents should contact their Building Captain to report building maintenance issues, grounds issues, or common area issues. Building Captains should make every attempt to attend monthly board meetings.

Happy Holidays!



Snickerdoodle Cookies

SERVINGS: 40 cookies | COOK TIME: 50 minutes | TEMPERATURE: 400

INGREDIENTS:

1 1/2 cups sugar

1/2 cup butter softened

1/2 cup shortening

2 3/4 cup all-purpose flour

2 teaspoons cream of tartar

1 teaspoon baking soda

2 eggs

2 teaspoons ground cinnamon

1/4 cup of sugar

DIRECTIONS:

1. Heat oven to 400°F.
2. Mix 1 1/2 cups sugar, the butter, shortening and eggs in large bowl. Stir in flour, cream of tartar, baking soda and salt.
3. Shape dough into 1 1/4-inch balls. Mix 1/4 cup sugar and the cinnamon. Roll balls in cinnamon-sugar mixture. Place 2 inches apart on ungreased cookie sheet.
4. Bake 8 to 10 minutes or until set. Remove from cookie sheet to wire rack.