

BOARD MEMBERS

Derrick McPeak, President

Rick Blevins, Vice President

Scott Zinn, Treasurer

John Snedeker, Secretary

Tony Mastriani, Member At-Large

Board Email:

olentangycondominium@gmail.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
Columbia Gas	1-800-344-4077
City of Columbus Bulk Refuse	614-645-3111

REMINDERS

1. Please clean up your pet waste. Failure to do so will result in a fine.
2. Break down boxes before placing into dumpsters
3. Please be sure to close all dumpster doors and lids.
4. Please report any common area issues to pma2977@yahoo.com
5. Please contact John at olentangycondominium@gmail.com to be added to the email list.

A MESSAGE FROM THE BOARD

UPCOMING POLICY CHANGES

The Board is currently examining policy changes for the community. These policy changes will help to standardize many of our current policies and provide greater clarity and avoid unnecessary litigation for Patterson Merkle, our management company.

PROPOSED CHANGES INCLUDE BUT ARE NOT LIMITED TO:

- Standardized and updated fee schedule and collection policies
- Streamlined and specific definitions of commercial parking policy
- Updated landscaping guidelines
- Record inspection policies and request forms
- Update of Association insurance policies

More specific information on these policy changes is attached to the end of this newsletter.

DECLARATIONS AND BY LAW REVISIONS

The Association Declarations and Bylaws (of 1982) are in need of an update to become compliant with the Ohio Revised Code. Other provisions to protect property values in the long term are also under consideration. There are a couple of important items to note when it comes to amending these documents:

1. Any change to the Declarations and Bylaws require 75% affirmative, or yes votes, by condominium owners. There are 237 units in the community, meaning that 178 owners must vote yes on a particular revision to adopt it.
2. Declaration and Bylaw revisions will be presented in list form at the time of voting. Owners may vote on individual amendments and resolutions.
3. An owner meeting will be held with the Association lawyer in the coming months to go over all proposed revisions and provide a question and answer forum for all residents. A separate notice will be delivered by mail for this meeting.
4. There is no time period in which voting must be completed. Voting can remain open until the number of votes needed to adopt and amendment is reached.

Here is small sample of the types of revisions that are being considered:

- Allowing the Board to conduct virtual meetings
- Allowing the number of Board members to be changed
- Strengthening and protecting owner occupied unit percentages
- Updating leasing term restrictions
- Allowing alternate voting methods (e.g. absentee, proxy voting)
- Eliminating quorum restriction for elections at annual meeting
- Adding a prohibition for sex offenders

A full list of proposed revisions is attached to this newsletter.

**VOTING FOR DECLARATION AND BYLAW REVISIONS IS HIGHLY ENCOURAGED.
ALL RESIDENTS DESERVE A VOICE IN THE COMMUNITY.**



WE ARE ON FACEBOOK!

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

RECYCLING PROGRAM BEGINNING SEPTEMBER 15

A one year recycling pilot program will begin on September 15. The Board has partnered with Waste Management and Solid Waste Authority of Central Ohio (SWACO) to convert four existing dumpsters to recycling dumpsters. This includes switching dumpster lids to yellow and applying stickers to dumpsters that outline what can and cannot be recycled. Residents education kits have been distributed to each unit. This program is being instituted as a result of the last community survey.

Recycling dumpsters will be serviced once a week.

HOW DO I PREP MY RECYCLING?

All recycling should be rinsed and free of liquids and food debris to avoid contamination. Recycling does not need to be sorted and should be placed loose into recycling dumpsters. Do NOT bag recyclables.

WHAT TYPES OF THINGS CAN I RECYCLE?

- Paper and cardboard (flattened)
- Metal cans and cups (remove any aerosol tips)
- Plastic bottles, jugs, tubs and cups (remove straws)
- Glass bottles and jars
- Paper cartons

WHAT TYPES OF THING ARE NOT RECYCLABLE?

- Plastic bags, wraps or films
- Batteries, propane tanks, or other flammables
- Tanglers such as coat hangers, hoses, wires, chains, clothing and electronics
- Plastic or foam plates and food containers
- Window glass or machinery parts

WHAT IS WISHCYCLING?

Wishcycling is the well-intentioned but unfounded belief that something is recyclable when it is not. If you find yourself tossing any old thing in the recycling with hope that it will end up in the right place, you could be hurting the process more than you help. When non recyclable items find their way into equipment, they can cause a clog in the system. For example, "tangles" can become stuck in machinery and force operations to shut down while workers untangle the items from equipment.

When in doubt consult the SWACO website!



COMMUNITY CALENDAR

THURS. SEPT 21
THURS. OCT 19
THURS. NOV 16

MONTHLY BOARD MEETINGS
7:00 p.m. at the Lodge

WED. OCT 4
WED. NOV 1
WED. DEC 12

BOOK CLUB
7:00 p.m. at the Lodge

WED. OCT 11

LANDSCAPE COMMITTEE MTG.
7:30 p.m. at the Lodge

POOL CLOSING SEPTEMBER 17!

Pet Friendly Community: Guidelines for Pet Etiquette

1. Dogs must be registered through Franklin County and with Patterson Merkle.
2. Local laws require that dogs must remain on a leash at all times. Dogs allowed to roam off leash can cause injury to themselves, other dogs and people.
3. Remember to pick up pet waste and throw it away. Failure to do so will result in a fine. Prevent your dog from using plants and gardens as a place of relief.
4. Cats should be kept indoors and not allowed to roam the community.
5. Respect other's personal space. Not everyone is a pet enthusiast and some dogs have high anxiety around new pet friends. Be sure to ask if you can approach or pet another dog.



RECREATIONAL AMENITIES RESIDENT SURVEY

Are you interested in more recreational amenities in the community?

Bocce ball court? Volleyball?
Community Garden? Playground?

Let us know in the survey attached to this newsletter.



KNOW YOUR BUILDING CAPTAINS

Our list of building captains is almost complete, but we are still looking for owners to serve as building captains. To complete your information or volunteer Contact Derrick McPeak or Tony Mastriani at olentangycondominium@gmail.com.

Churchill Avenue
630 Lois McCann
648 Chris Kemmer

Hedgebrook Avenue
595 Jeff Cloud

Middletowne Street
4730 Lesley Damian
4745 Derrick McPeak
4753 Rick Blevins
4758 Derrick McPeak
4765 Edward Anderson
4819 Colin Logan

Olde Towne Avenue
600 Bradley Guiver
603 Erin Lloyd
631
649 Diane Von Dommeler
652 Pat Thomas
657
665 Gayle Dillinger
673 Patti DeLuca

Pennfair Street
4820 Sharon Campbell
4825 Paul Hickfang
4830 Carol Logan

Providence Avenue
632 Maryann Holevas
650 Carolyn Redinger
655 Sherry Crawford-Eyen
666 Sherry Crawford -Eyen
677 Sherry Crawford-Eyen
678 Sherry Crawford-Eyen

Olentangy River Road
4753 De Deubner
4773 Shawn Hageman
4811 Bob Winningham

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.

GAME DAY WATCH PARTIES

JOIN YOUR NEIGHBORS AT THE LODGE ON SATURDAYS FOR THE OHIO STATE GAMES!



SCHEDULE

September 16 | Western Kentucky
October 7 | Maryland
October 14 | Purdue
October 21 | Penn State
October 28 | Wisconsin
November 4 | Michigan State
November 25 | Michigan

BRING YOUR OWN BEVERAGES AND A SNACK TO SHARE IF YOU WISH. CHECK THE OSU SCHEDULE FOR KICK OFF TIMES.

FALL FESTIVAL GUIDE

OHIO RENAISSANCE FESTIVAL

What: Want to travel through time? Head to the Ohio Renaissance Festival. Ren Fest runs every weekend in September and October. There are themed weekends, including Viking Weekend, Pirate Weekend, Highland Weekend and more.

When: Every weekend in September & October

Where: 10542 East State Route 73 Waynesville, OH

Website: www.renfestival.com

JACK PINE GLASS PUMPKIN FESTIVAL

What: This outdoor art show features local artists and food vendors selling their crafts. There will be hundreds of one-of-a-kind, blown glass pumpkins for sale along with other fine craft vendors and artists selling an array of works from disciplines like metal, fabric, wood, and painting.

When: September 22-24, opens at 10 a.m. each day

Where: Jack Pine Studio, 21397 OH-180, Laurelville, OH 43135

Website: www.glasspumpkinfestival.com

COLUMBUS FALL BREW FEST

What: The Columbus Fall Brew Festival will take place on the field and throughout the concourse of Huntington Park. The event will feature over 50 breweries and 150 beers, as well as a video DJ on the scoreboard, lawn games, and food concessions.

When: October 13, from 2 p.m. to 6 p.m.

Where: Huntington Park

Website: www.columbusfallbeerfest.com

THE GREAT WESTERVILLE PUMPKIN GLOW

What: Special pumpkin exhibits and not-so-scary features are dotted throughout the park and the biggest gourd we could find are on display. Attractions include ax-throwing, mazes, LED mini golf and more. A rotating selection of food trucks will offer pumpkin-themed offerings. Fun for the whole family and worth more than a single visit!

When: October 19-22, from 6:30 p.m. to 10:30 p.m.

Where: Heritage Park, 60 N Cleveland Ave, Westerville, OH 43081

Website: www.westerville.org/pumpkinglow



Dog Swim!

Bring your pooch to the pool for a couple of hours of doggie paddling fun!

A few tips for a successful event:

- Make sure your dog is up to date on vaccines.
- Ensure your pup uses the "restroom" just before entering the pool.
- Wear a swimsuit in case you need help your dog in and out of the water.
- Rinse your dog with warm water after pool time. Chlorine can dry out their skin.



Sunday, September 24
12 p.m. - 2 p.m.

FALL GARDEN CLEAN-UP: THE BASICS

As temperatures cool and the leaves begin to fall, it is time to turn our attention to garden clean-up. Fall maintenance is an important step to keep plants healthy and gardens happy.

Here are six tips for a simple garden cleanup:

- 1. Water.** It is especially important to water any new plantings, especially shrubs and perennials. This will help the roots take hold and ensure a healthy plant going into winter. Keep all plants well watered until the ground begins to freeze.
- 2. Pruning.** After the first hard frost, cut back any perennial that dies to the ground including hosta, coneflower, salvia, day lilies, iris, daisies, astilbe and peonies. Dispose of any diseased foliage or plants.
- 3. Division.** Fall is the perfect time to divide or move your clump forming perennials. When plants get too crowded, they become weaker, produce less flowers or stop blooming altogether. Use a flat spade to cut through the center of plant roots in one quick cut. Never divide single-stemmed or tap rooted plants.
- 4. Compost.** For soil health, spread a thin layer of compost, about one inch or so, on your garden bed. The compost will break down over the winter and provide nutrients for the spring.
- 5. Pots and Containers and Tools.** Empty and scrub pots, containers with mild dish detergent and a bristle brush before storing them for winter. Regular cleaning and maintenance of your garden tools will help your tools last for years and years.
- 6. Bulbs.** Now is the perfect time to add spring blooming bulbs into your garden for a bright pop of color this spring!