

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

DECLARATIONS AND BYLAWS VOTING UPDATE

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 few updates the Board would like to provide:

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. At the time of this newsletter, we have received just over 50% of ballots from owners. If you have not yet cast your ballot, please do so at your earliest convenience.
3. While voting can remain open until the number of votes needed to adopt an amendment is reached, we would like to have voting completed no later than the annual meeting in May.
4. Once a particular amendment has reached 75% affirmative votes, it will be considered passed.
5. Passing many of the proposed changes in on the ballot will ensure that our Declarations and Bylaws are in compliance with State laws and will allow the Association to operate more efficiently while keeping an eye on future growth.

The Board and Bylaws Committee will be hosting a Q&A open house on February 10 from 4 - 6 p.m. for residents who have not yet voted to learn more about the proposed changes. The open house will be held at 632 B Providence Ave.

PLEASE CAST YOUR VOTE AS SOON AS POSSIBLE.

CHANGES COMING TO RED STAKE GARDEN POLICY THIS SPRING

The Board will be implementing a new "Red Stake Contract" for any resident that wishes to garden in a flower bed directly in front of or behind their unit. This contract will ensure compliance with community landscaping guidelines. The Landscape Committee will deliver this document to current red stake gardeners in the community.

The contract will include a pledge to uphold the following:

- Keeping your garden free of trash and debris
- Appropriate planting (e.g. lighting requirements, size, etc) for your space
- Ensuring your garden is free of weeds and overgrown plants
- Maintaining appropriately trimmed and pruned shrubs, bushes and plants
- Setting an example of an appropriate garden for your neighbors in the community
- Ensuring your garden has Board approved red stakes that visible to landscape crews
- Following all other landscape guidelines as outlined in the policy handbook.

Failure to sign and return a contract will result in the revocation of red stake privileges and the board will take over maintenance of your garden. Please direct any questions to olentangycondominium@gmail.com.



WE ARE ON FACEBOOK!

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

OTC RESIDENT AUTHOR TO VISIT BOOK CLUB IN FEBRUARY

Maxwell I Gold, a resident of OTC, is a multiple award nominated author who writes prose poetry and short stories in weird and cosmic fiction. His work has appeared in numerous anthologies and magazines including Space and Time, Startling Stories and Strange Horizons.

Max describes his work as prose poetry. He has written numerous articles and books, among them are Bleeding Rainbows, Another Mythology, Mobius Lyrics (coauthored with Angela Smith) and the Elgin-Award nominated prose collection Oblivion in Flux.

Max resides in our community with his partner, Derrick and they are parents to two dogs, Marshall and Otto.

OTC book club will be hosting Maxwell Gold on February 7, 2024 at a community open house in the lodge at 7 p.m. If residents would like to join in a discussion of Oblivion in Flux, the book is available through our library system and on Amazon. Save the date!

If you know of a resident you would like to introduce to the community, send a brief biography to the attention of Newsletter at olentangycondominium@gmail.com

BOOK CLUB AUTHOR VISIT

MAXWELL I. GOLD

FEBRUARY 7, 2024

7:00 P.M.



If you know of a resident you would like to introduce to the community, send a brief biography to the attention of Newsletter at olentangycondominium@gmail.com

COMMUNITY CALENDAR

THURS. FEB 15
THURS. MAR 21
THURS. APR 18

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

WED. FEB 7
WED. MAR 6
WED. APR 3

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

WED. MAR 13

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

SAT. MAR 16

ST. PATRICKS DAY PARTY
6:00 p.m. at the Lodge

BYLAWS Q&A

Feb. 10 | 4 - 6 p.m.

632 B Providence Avenue

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.



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.



7. Service your hot-water heater.



4. Invest in energy-efficient windows.

6. Add weatherstripping to your doors.



8. Adjust your ceiling fans to spin clockwise.

9. Get an energy audit from a professional.



Constellation
Energy Services

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
603 Erin Lloyd
631
649 Diane Von Dommelen
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.

St. Patrick's Day Party!

Saturday, March 16 | 6 p.m. - 9 p.m. | OTC Lodge

Potluck style, bring your own beverages. Bangers (sausages) and water will be provided. Please RSVP and send which dish you are bringing to: Carol Logan, 614-598-1924.