

Olentangy

The Condominium



Spring 2026

Newsletter

Board Members

Pat Thomas, President
Courtney Immell, Vice President
Scott Zinn, Treasurer
John Snedecker, Secretary
Val DiPietro, Member at Large

Board email:

olentangycondominium@gmail.com

Maintenance requests can be submitted online at the OlentangyThe Condominium Webpage or directly to:

Patterson Merkle Management

4900 Reed Road, Suite 230
Columbus, Ohio 43220

Email: support@pattersonmerkle.com

Phone: 614-235-1187

After Hours Emergency Number
614-221-7985

Important Numbers

Police non-emergency 614-645-4545
Fire non-emergency 614-221-3121
AEP Electric 800-672-2231
Columbia Gas 800-344-4077
Bulk Refuse 614-645-3111
Poison Control Center 800-222-1222

Calendar of Events

April

Book Club 1st
Passover Begins 1st
Easter 5th
Board Meeting 16th

May

Annual Meeting 4th
Cinco de Mayo 5th
Book Club 6th
Mother's Day 10th
Board Meeting 21st

June

Book Club 3rd
Board Meeting 18th
Juneteenth 19th
Father's Day 21st

**Thank you to the volunteers
who produce and deliver
your newsletters.**

**Jeff Cloud - Paul Hickfang - Sherry Eyan
Gayle Dillinger - Karen Mastriani
Shawn Hageman - Katrina Swanson
Lois McCann - Carolyn Redinger
Colin Login - Pat Thomas
and Scott Zinn**





Do I need to purchase Homeowners Insurance?



You should consider purchasing an insurance policy to protect yourself from significant out-of-pocket expenses that are not covered by our Homeowners Association's (HOA) master policy. While the HOA typically insures the building's exterior and common areas, you are responsible for everything inside your unit.

Core Reasons to purchase Insurance Standard HOA policies do not cover your personal property. Homeowners insurance covers furniture, electronics, clothing and other valuables if they are stolen or damaged by named perils like fire. Your insurance would cover the “walls-in” portion of your unit. Including flooring, cabinetry, appliances and any upgrades you have made. It usually provides liability coverage if a guest is injured inside of your unit. You should discuss your personal needs with your insurance agent to be sure you have the adequate coverage you need.

Lender Requirements If you have a mortgage, your lender will almost certainly require you to have an HO-6 policy to protect their investment. In 2026, this type of insurance is generally affordable, with U.S. averages ranging from approximately \$600 to \$700 per year. Many insurance companies offer discounts for bundling with your car insurance.



Maintenance Update: Water Shut-off Valve Tagging Project



Management is working on a community-wide initiative to locate, inspect and clearly tag all building water shut off valves. This proactive project is designed to improve emergency response times and simplify future repairs for all residents. If your unit contains a valve that needs to be inspected and tagged, the property manager has contacted you to schedule a brief visit by maintenance personnel to complete this task. Please respond promptly to this request so that this work can be completed. We appreciate your cooperation in helping us keep our building infrastructure organized and safe. If you have questions, please contact the property management office for assistance.



Annual Meeting and Election of Board Members

The annual meeting and election of board members will be held in the Lodge on Monday, May 4, 2026. This year two positions are open for election to the board. Board members serve a two year term on the board of five members. In order to have a valid election a quorum of 35% (83) of owners must be present to vote or have returned a signed proxy authorizing their vote to be cast by the secretary or another owner. Annual meetings are the cornerstone of association governance. They are where owners elect board members, and learn about the board's future plans. But what happens when our association cannot achieve quorum—the minimum number of owners present in person or by proxy to conduct business? If quorum is not met, the meeting cannot officially proceed. That means no votes and no elections. While this might seem like a standstill, your association does not grind to a halt. Current board members will remain in place until a new meeting can be held for elections with a quorum present or by proxy to fill the open positions. If the special meeting fails to meet the quorum requirements, the sitting board may appoint someone to the open positions. Owners will receive notification of the annual meeting date and time by mail in April. Along with the letter will be a nomination form to be submitted by anyone wishing to run for the board. Any owner in good standing can seek election. Once the nominations are received, a second mailing will include the proxy ballot and a list of the owners running. **Please exercise your power and vote.**



Warmer days bring thoughts of spring and for many of our residents, gardening. Please be sure to review the Red Stake Garden policy that was revised in September of 2025. A copy is inserted in this newsletter for you to keep for future reference. EMI will once again provide mulch for the entire community.





What YOU can do to keep the condo fees as low as possible.*



The largest regular annual cost to the community is the water and gas which makes up 1/3rd of your monthly payment. It is not free, you pay for it. Both gas and water have increased substantially in cost over the past 3 years so covering those increases leaves less in the budget for all the other needs, and limits what can be put into the necessary reserve fund. There are a number of ways to reduce the amount of water and gas used. Implementing simple habits and upgrades can significantly reduce water usage at home.

Practical Tips for Saving Water

- 1. Shorten Showers:** Aim to keep showers under 5 minutes. Reducing shower time can save up to 30 liters of water per day.
 - 2. Turn Off the Tap:** Don't let the tap run while brushing your teeth, washing your face, doing dishes or washing vegetables and fruit.
 - 3. Fix Leaks:** Repair dripping taps and toilets promptly. A single dripping tap can waste 5,000 L a year.
 - 4. Upgrade to Water-Efficient Fixtures:** Consider installing low-flow showerheads, dual-flush toilets, and water-efficient appliances.
 - 5. Monitor Water Usage:** Keep track of your water consumption to identify areas where you can improve. Many households underestimate their daily water usage. Report any sounds of water running to the management office.
 - 6. Educate Family Members:** Encourage everyone in the household to adopt water-saving habits. Making it a family effort can lead to significant reductions in water usage.
- By incorporating these tips into your daily routine, you can make a meaningful impact on your water consumption, reduce the utility bills, and contribute to environmental conservation.

Proven Ways to Lower the Gas Bill in 2026: With rising energy costs, finding ways to reduce our gas bill has become more important than ever. Let's dive in! This comprehensive guide will show you practical methods to lower the natural gas costs while maintaining comfort in your home.

- 1. Install a Smart Thermostat:** A smart thermostat can reduce heating costs by 10-15% through intelligent temperature management. Visit AEP Ohio to learn how a smart thermostat can also save on your electric bill.
- 2) Use weatherstripping and caulk to seal windows and doors.** A typical home loses 25-30% of its heating through air leaks.
- 3. Regular HVAC Maintenance:** Schedule annual maintenance for your heating system (\$80-\$100 per visit). A well-maintained system can operate 15-20% more efficiently.
- 4. Lower Water Heater Temperature:** Set your water heater to 120°F instead of the standard 140.
- 5. Use Cold Water:** Switching to cold water for laundry can save up to \$80 per year.
- 6. Optimize Furnace Settings:** Set your thermostat to 68°F during the day, 60-65°F at night.
- 7. Regular Filter Replacement** Replace furnace filters every 1-3 months.
- 8. Use natural heat sources:** During the winter, open curtains during sunny days and close them at night. Passive solar heating can reduce heating needs by 5-10%. Keep doors and windows closed during the winter while the furnace is running.

Article by: Colin Logan



This article was abbreviated to fit the space available. To read the entire article by Colin visit the [Olentangy the Condominium Facebook page](#).

Pool Rules

ABSOLUTELY NO DIVING

NO GLASS BOTTLES OF ANY KIND IN THE POOL AREA

GUEST POLICY:

Guests are limited to six (6) per unit. You must accompany your guests at all times when they are in the pool area. You are responsible for your guests.

CHILDREN UNDER 14 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES

NO RUNNING, ROLLERBLADING AND/OR HORSEPLAY ARE PERMITTED IN THE POOL AREA

KEEP NOISE TO A RESPECTABLE LEVEL

This includes music and conversation.

POOL IS OPEN FROM 8:00AM TO DUSK

Violators will be held accountable and considered trespassing after or before these hours.

SMOKING AREA

Smoking is permitted in designated areas only. Vaping is smoking.

SAFETY EQUIPMENT

Backboards, rings, hooks, ropes, etc., are provided by law and are for your safety and protection. An emergency phone is provided and is pre-programmed to call 9-1-1.

Failure to comply with the pool rules may result in a written warning, fine or loss of privileges for the season. Owners will be held responsible for themselves, their renters and their guests. If you see violations to these rules, please report them to the management office at Patterson Merkle. You may reach them by phone at 614-235-1187 or by email at support@pattersonmerkle.com.

OTC pool is open from mid May until mid September. The exact date of the opening for 2026 is yet to be determined but will be posted on our web page and Facebook when determined.

OTC Guidelines for Planting and Red Stake Gardens

The Association provides for the landscaping of the complex, including mowing, weed control (through spray and hand pulling) the trimming of shrubs and ornamental trees as well as mulching. If an **owner** would like to maintain the area in front of or behind their unit, they may do so by requesting "red stakes" from the management office through a maintenance request form. Once an owner has established a bed, they are totally responsible for that area. This maintenance shall include weed removal, trimming of bushes, deadheading and the removal of non thriving or dead plants. The planting of annuals or putting out pots of flowers does not require the establishment of a Red Stake Garden.

Renters may not establish a red stake garden but may have pots

Cottages may have pots, plants or establish a Red Stake garden in front of their unit only

No one is permitted to plant or establish a bed in common areas or at the ends of buildings

The space between patios and stoops are common areas

No beds or planting are allowed beyond the sidewalk

No self seeding or root spreading plants will be approved. These include but are not limited to: Ostrich Ferns, Lamb's Ear, Black-Eyed Susans, Cone Flowers, Daisies, and Vinca.

No variety of ground cover may be planted. (Because of the maintenance expense, we are in the process of removing some ground cover across the property each year.)

No vine plantings on exterior walls or fencing that extends to common walls or fences

No vegetables or fruit plants may be planted outside of personal, enclosed patio areas

A large portion of our annual budget is allotted to maintaining the park-like appearance of our community. Do your part by adhering to these guidelines. If you are a current Red Stake gardener and wish to opt out, please notify the landscape committee by sending an email to support@pattersonmerkle.com. The failure to follow the Rules and Regulations as outlined here will result in the removal of Red Stakes and or other plantings. Thank you.

Revised 9/2025