

Blendon Park Newsletter

Summer 2017

All Owners Encouraged to Attend This Year's Annual Meeting

The annual meeting of the Blendon Park Condominium Association will be held at 7:00 p.m. on Thursday, May 18th, 2017 in the Community Clubhouse. Attendance, either in person or by proxy, is important as election of members of the Board of Directors will take place. Additionally, the Board will review the activities of the past year, announce plans for the coming year and answer questions you may have concerning the Association. A formal notice announcing the meeting, proxy form and nomination application was mailed to each owner on April 15th. According to the Declarations and Bylaws, nominees must be a unit owner, married to a unit owner or be a named officer representing institutional ownership (bank owned). Two (2) Board Seats are up for election this year. In addition, the nominee's account with the Association must be in good standing. *Nomination applications must be completed and returned to the management office in the Clubhouse no later than Wednesday, May 17, 2017 in order to appear on the printed ballot.* We are seeking volunteers to assist with registration from 6:00 – 7:00pm prior to the meeting. Please call or email the property manager for details.

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- 4** Board Members, Trash & Recycle Pickup

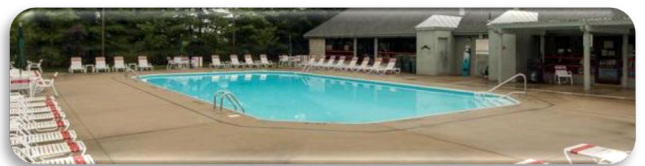
North Hamilton Road Widening Project to Ease Traffic Congestion.....eventually

The cities of Columbus and Gahanna, the Ohio Department of Transportation District 6 and Mid-Ohio Regional Planning Commission are collaborating to improve **Hamilton Road between Morse Road and Menerey Lane**. The project is scheduled to finish design work in summer 2017.

The planned improvements will reduce traffic congestion, improve safety, provide accommodations for pedestrians and bicyclists, and include: Roadway widening and resurfacing plus addition of turn lanes, sidewalks, curbs, shared-use paths and curb ramps. Upgrades to traffic signals, signage, pedestrian countdown timers and push-button signals, street lights, trees and more. Unfortunately there are no current plans to install a traffic light at the community's main entrance.



Community Pool Opens May 26th



The community swimming pool will open at 8:00am on Friday, May 26th just in time for Memorial Day weekend. Owners are encouraged to complete an Information Update Form to ensure pool access for all eligible occupants or renters.





Parking Spaces are Limited, and the Rules are Clear

Parking has been an issue every day since Blendon Park was built 20 years ago. Each condo has a numbered space which can only be used by the owner of the corresponding address. 440 units have a garage which, by rules, does not have to be used for parking a vehicle. Unnumbered spaces are available for anyone to park in at any time regardless of circumstances. Vehicles parked in unnumbered spaces **MUST** be moved *at least* every 14 days, must not have any flat tires or fluid leaks, and must have current tags. Parking is **never** permitted on any roadway or any common area.

Mailboxes and Mail/Package Delivery

All the mailboxes at Blendon Park are owned and serviced by the Gahanna Post Office. Any owner who needs mailbox keys or a lock change should contact the Gahanna Post Office at 614-471-9174. Packages delivered by USPS larger than the package boxes as well as those delivered by UPS & FedEx will not be accepted by the property manager or Clubhouse Staff on behalf of any owner or resident.

Trailers, RVs & Watercraft

The call of the wild is irresistible to many of us who love the great outdoors – camping, boating, fishing, and hauling. Residents of Blendon Park are free to enjoy the parks, lakes, and rivers of central Ohio and beyond, but if you are considering the purchase of a camper, boat, jet skis, and/or utility trailer of any type, it's important to take the Association's policies & procedures into account before doing so. Recreational vehicles and trailers are not permitted to park in any area of Blendon Park **EXCEPT** within garages. It is permissible to bring these trailers & vehicles into the community for loading and unloading, but overnight parking/storage outside of a garage is strictly prohibited.



Proper Storage of Trash & Recycle Containers

Many of us have busy lives and pay little attention to the changes in trash and recycle pickup, but there are many resources available to all residents containing information regarding pickup schedules – page 4 of this Newsletter, www.blendonpark.com, Columbus 311, the signs at both entrances and printed calendars on the Clubhouse bulletin board. Refuse and recycle containers should be kept out of sight, except from 5:00pm on the day prior to pickup and removed by 10:00pm on the pickup day. No container may be stored on a front porch. For those with garages, trash and recycle containers must be stored inside the garage or behind the Unit in the Limited Common Element. No trash containers may be stored in Common Elements. All trash & recycle containers are the property of the City of Columbus. Please call 614-645-3111 with questions or concerns.

Rent the Clubhouse for Your Next Event!

The Blendon Park Clubhouse is available for rental to unit owners and residents in good standing in accordance with the regulations issued by the Board of Directors. The Clubhouse is available for rental seven days a week during normal hours of operation and has a capacity of 75. The cost per day is \$75.00 plus a refundable deposit of \$200.00, and reservations must be made at least 10 days in advance. ***For more information, please call the Clubhouse Staff directly at 614-476-0031.***



Clubhouse Hours of Operation

The Blendon Park Clubhouse hours as of 5/26/17 are as follows:

<i>Monday through Friday</i>	<i>8:00am - 9:00pm</i>
<i>Saturday and Sunday</i>	<i>9:00am - 9:00pm</i>
<i>Wednesday, Nov 22</i>	<i>8:00am - NOON</i>
<i>Sunday, December 24</i>	<i>9:00am - NOON</i>
<i>Sunday, December 31</i>	<i>9:00am – NOON</i>

The Clubhouse will be CLOSED on Thursday, 11/23/17 for Thanksgiving, Monday, 12/25/17 for Christmas, and Monday, 1/1/18 in observance of New Year's Day.



ALL Pets MUST Be Leashed, Attended and Cleaned Up After, Please!



Blendon Park is a haven for lovers of all types of animals, and most residents own dogs and/or cats. Regardless of a pet's level of behavior or training, the Association requires that no pet shall be permitted into any Common Area without being under the control of an attendant. Pets are permitted to be unleashed and unattended in the Limited Common Elements provided that area is fenced securely to contain the animal. **Pet tethers are not permitted in any Common or Limited Common Area**, and pet owners must clean up after their pets always.

Blendon Park's Web Presence

The only internet portal that contains information approved by the Blendon Park Board of Directors can be found at www.blendonpark.com. At this time there is no official social media outlet for the Association. Owners and residents of the community are within their rights to establish and maintain accounts through Facebook, Twitter, Instagram, and other sites in the interest of communication within the community, but page owners and group members should understand that they do not speak on behalf of the Board, Property Management, or the Community.



Your Blendon Park Board of Directors

President: Charles Price
Secretary: Angie Hollerich
Treasurer: David Allen
Directors: Greg Madison
Chuck Young
Becky Smith



City of Columbus Trash & Recycle Pickup



The City of Columbus collects recyclables every other Friday *except* the following 3 Saturdays for the next 6 months: Jul 8, Oct 14, and Nov 25. Trash pickup day for Blendon Park is currently Friday, and...

changes to Monday after Memorial Day
changes to Tuesday after Independence Day
changes to Wednesday after Labor Day
changes to Thursday after Columbus Day
changes to Friday after Thanksgiving

Blendon Park Condominium Association
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Columbus, OH 43230

