


# VRF Newsletter – July 2026

## Meet our Villas at Rocky Fork Board of Directors

President: Susan LaBute
Secretary: Mark Garver
Treasurer: Scott Holland
Directors: David Dennis, Sharon Ebersole, Steve Moore

- Board meetings take place monthly, on the third Thursday of each month (except December – February when no meetings are held) in the clubhouse at 5:30pm. All owners are welcome to attend the meetings. A 15-minute homeowner comment period opens the meeting; afterward, the meeting proceeds with board business only and is not open for general discussion.
- If you have any questions, agenda suggestions, or items that need attention, please reach out to the Community Association Manager.
- The next meeting will take place on Thursday, August 20, 2026.

## Highlights from the July Meeting

- You may have noticed by now that the fitness room AC is down. A motion was approved to secure quotes from three contractors to replace HVAC units serving both the clubhouse and fitness room, as the existing units appear to be original (installed in 2003). We expect this process to take a several weeks to complete…your patience is very much appreciated during the interim.

- A motion was approved to hire Forma Engineering at a cost of $5,980 to inspect the roof shingles, flashing, vents, trim, chimney collars, gutter drainage; and report deficiencies and document recommended repairs. Forma will begin the inspections on July 29th, 30th, and 31st.
- At last month's meeting, the board approved a motion capping leasing at 50 percent of Units. A new motion was approved instructing our law firm to draft amendments aimed at further restricting leasing. Additional details will follow once a plan is finalized, as these amendments will require approval from 75% of the owners.
- A motion was approved to establish several committees, including a Community & Property Standards Committee, Social Committee (could include a Welcome Committee), Website Committee, and a Landscape Committee. Each committee will appoint members--including at least one member from the Board of Directors--and define its scope of work. If you are interested in volunteering, please contact our Community Association Manager and indicate which committee you would like to join.
- A quote will be obtained from Riehle for possible roof raking on an as needed basis.
- Research is continuing to take place to explore allowing owners to add heat tape in the gutters with an action plan due prior to next winter.
- The updated Association handbook was distributed via email on July 6 to those who opted for electronic delivery. Printed copies will be distributed by the end of the month to those who did not opt to receive electronic delivery.

# Reminders

### *Litter*

- Cigarette butts are litter. Do not throw them on the pavement or into drains — dispose of them properly in the trash.

### *Water*

- Many residents seem to believe the water at VRF is free, but that is a misconception. Water is actually one of the community's highest operating costs, paid collectively through our monthly assessment fees rather than a separate bill. Columbus water rates continue to climb, including an approved 11.7% increase this year. To help control rising expenses, any leaks, running toilets, and other water issues should be repaired immediately and we request that you be mindful of water usage whenever possible such as limiting the watering of grass and/or washing vehicles.

### *Property Tax Notices*

- The Franklin County Auditor's office sent notices in June with tentative 2026 property values. The notice included a process to appeal the value; otherwise,

the new value will become final in December which will be used to calculate your property taxes payable in 2027. Additional information is available at: auditor.franklincountyohio.gov/KYHV

*Insurance*

- The deductible on the Association's master policy increased from $25K to $50K effective February 1, 2026. All owners should contact their insurance agent/broker to ensure that their insurance policy aligns with the association's master policy. Questions about the deductible can be directed to Jonathan Bowers (Association insurance broker) at 614-850-9244.

*Update Contact Information*

- Ensure that your current contact information is on file with the Community Association Manager to include telephone number(s) and email address.

## Community Facebook Page

- A Facebook page has been created for residents of the Villas at Rocky Fork community. Join the group on Facebook at the group '**VRF Social**' to follow along. This is strictly a social page; official association matters should continue to be sent to Community Association Manager, Ed VanMeter.

## Clubhouse and Game Night

- To reserve the clubhouse, contact our clubhouse coordinator, Paula Megert, at 614-332-1634. She will provide the rules for usage, parking, cleaning, etc.
- Monthly game nights take place at 6:00pm in the clubhouse on the second and fourth Thursdays of the month. The schedule is posted on the bulletin board at the mailbox station.

## Contact Us

Stay tuned for the next issue, and feel free to share your suggestions, concerns, or ideas. These may be submitted to our Community Association Manager at the contact information provided below:

CMOC
Condo Management of Columbus

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**Community Association Manager**
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