

Turtle Talk

April 2018

Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



MARCH BOARD MEETING

Following is a summary of the March 28, 2018 board meeting. The February board minutes and financials are posted on our website <http://www.littleturtle.org/boardminutesandfinancials.2017.html> Delinquencies as of February 28 were \$29,305.70, a slight increase from January.

The Board voted to accept Chris Willmore as the new Secretary as Patricia Hughes stepped down. Chet Durham stepped down from his position as Treasurer and recommended Cheryl Hill; the board voted to accept his recommendation.

Higher Power completed electric meter centers for buildings 3,4, and 14. See article entitled, "North Pond Update" on page 3 for discussion about the north pond. Three units have been sold in our community this year.

The ARC/Grounds Committee recommended and the Board voted to issue "may proceeds" to 5056 Strawpocket for an approved front door and 4938 Wintersong for landscaping with the owner taking responsibility for the care of the area. One other request was returned to the ARC for a clearer definition of work to be accomplished.

The Communications Committee informed the Board that they will not be establishing a "Recommended Contractors' Listing" on the website, due to lack of response. There were only two responses to date, both from the same owner.

The Board voted to accept the proposal from D Estep Excavating to repair the overflow pipe at the North Pond for a total cost of \$6840. They will clean up and reseed the area when the work is completed.

LET'S PLANT TREES AND CLEAN UP

Earth Day (April 22) cleanup is being combined with Arbor Day (April 27) since we have 30 trees for planting. The Association found some young trees - starts - at a very low price from Franklin County Tree and Plant Sale. Joseph Tree Service will deliver them to us on Arbor Day, Friday, April 27th.

Joseph Tree Service will meet with volunteers at the clubhouse on Friday, April 27th, at 9:00 AM to work on planting the trees (starts) in our ravine. Any trees left over from Friday plantings will be planted by volunteers on Saturday. Note: Volunteers should bring shovels for the tree plantings.

On Saturday, **April 28, volunteers will meet at the clubhouse at 10 AM** to finish the plantings and clean up our property. The Social Committee will provide bags and plastic gloves for the cleanup.

Obviously, lots of volunteers are needed this year to accomplish both tasks so come on out! Good exercise, good work and the opportunity to give back to your community.

The annual cleanup and tree planting is a joint event by the Social Committee and the Grounds Committee.

GET YOUR MULCH NOW

If you want to purchase mulch from Barry at Mid-Ohio Landscaping, call 740.973.8532 for delivery the first week of May - Monday or Friday.

#1942 (Absolute Fine Black) 2 CF - \$3.25/bag

#1952 (Absolute Shredded Black) 2 CF -\$3.25/bag

LITTLE TURTLE GARAGE SALE

It's time to clean out the garage and other storage spaces, gather all the items not being used and turn them into money at the Little Turtle Garage Sale on **May 19, 2018 from 9-4.**

Thanks to the Little Turtle Civic Association for handling the costs of advertising and signage.

The Social Committee will sell raffle tickets during the garage sale for the 50/50 raffle that will be held at the annual meeting.

ASSOCIATION ANNUAL MEETING

Our annual meeting will be held at the Golf Club at Little Turtle, Wednesday, **May 23rd**. The meeting room has been reserved from 6:00-9:00 PM with the meeting starting at 7:00 PM *sharp*. Cash bar and snacks.

Ty Kashmiry of the Ty Kashmiry Agency, Inc. will be our speaker. Ty Kashmiry Agency, Inc. handles American Family Insurance which is the association's insurer.

Joseph Tree Service will be available before and after the meeting to answer any questions or concerns residents have regarding our tree program.

The Social Committee will hold a 50/50 raffle at the annual meeting.

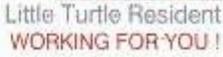
This year our Association will be electing three people to the Board of Directors. Give serious thought to whom you trust to represent the interests of the entire community.

Case Bowen will send out the annual meeting information on May 1st including nomination forms. There will be a special edition of *Turtle Talk* with information on the nominees. Nominees must have their nomination form into Case Bowen by 5:00 p.m. May 16 to be shown in the special edition of *Turtle Talk*.

Deborah Bowman, REALTOR
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OPENING DAY FOR SWIMMING

Our wonderful saltwater swimming pool is awaiting the presence of Pickawillany residents on **May 26**. Open to all - 10:00 AM - 9:00 PM Daily. Adults only swimming - 8:00-10:00 AM daily.

Pool passes are required to enter the pool area. If you do not have one, please contact Kathi Horvath at Case Bowen.

The pool is open to all Pickawillany residents and their guests only. Guests are limited to six-non-occupant guests per unit any day of the week.

Please review and follow the pool rules posted at the pool and on our website, <http://www.littleturtle.org/pool.html>

NORTH POND UPDATE

The Board appointed Chris Willmore as the liaison between the City of Columbus, Stonehenge Company and our Association in an attempt to find a solution that includes repairing the damage to the North Pond. Stonehenge Company is the developer of the new construction around the golf course.

The City of Columbus and Stonehenge Company's representatives met with Board members Chris Willmore, Hildegard Jones, Cheryl Hill, and Property Manager Kathi Horvath in early March to discuss possible remedies. Kathi and Chris shared with the Board that they have been in communication with the Department of Public Utilities for the City of Columbus to discuss the on-going issues with the North Pond. The Board is waiting to hear the results of the discussions between the City of Columbus and Stonehenge development before taking further action.

The developer has responded to the concerns expressed during the March meeting and has put in place additional sediment retention devices to stop the flow of mud into the North Pond. During the rains the last week of March no mud sediment was seen flowing into the pond.

Aqua Doc installed the fountain and bubbler to the ponds on March 28. Treatments are to be held until the City hears back from Stonehenge.

It's important to know when to stop arguing with people - and simply let them be wrong.

PRESIDENT'S COLUMN

As I sit and write this column during the third week of spring, I am looking out of my window at snow. This reminds me of how ever-changing Ohio is and what I have repeatedly heard from native Ohioans - Are you tired of the weather?

Just wait a few minutes and it will change. The same can be said for our community. We seem to be in a constant flux and sometimes the changes can be difficult for those who have lived here for many years and a learning curve for those who just moved into our community as they acclimate to condo living.

The Board of Directors is comprised of seven owners who have been elected to make many decisions that are for the benefit of 193 owners. Sometimes these decisions don't always make everyone happy, and, at times, they can be difficult for some owners to find reasonable. An example of this was four years ago when the Board elected to assess owners for the new roofs that were needed. This loan has been paid off as projected at our Annual Meeting in 2016, and owners will see the removal of their assessment in July of 2019 which should make most very happy.

Even within the Board, there are disagreements, and yet, when the Board sits down and pushes through the order of business somehow, no matter what, business does get accomplished. There does seem to be a misconception that if an owner approaches a single Board member that they can have an issue remedied. Remember, it takes the majority of the Board for a decision to be passed. Please remember that Board members should speak with one voice, supporting all duly adopted board decisions, no matter how their opinions may differ or how they may have voted on an issue.

If you truly want to see something happen, bring it to the entire Board via email or better yet come to a meeting to be heard. You may find that coming to a meeting may inspire you to run for the Board or join a committee.

Hildegard Jones

Being positive in a negative situation is not naive. It's leadership.

Ralph Marston



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2018 STAIN AND CLEAN PROJECT

The stain and clean project for 2018 will start June 26th on building 16 (5024-5038 Wintersong) if our weather cooperates. Notices will be put on each unit's door advising of the actual start date and measures to be addressed.

The stain and clean on Building 7 (5060-5078 Grasshopper) will be start on July 31.

ROOFING LOAN PAID OFF

The Association is happy to announce they will have been able to pay off the roofing loan at the end of March, 2018. The initial deposit to begin the roofing project came from the reserves. Therefore, owners who signed up for the five year plan to pay their roof assessment must continue to make their monthly roof payment through July 1, 2019. Their continued payments repays the reserve account.

Actually, I'm pretty sure aging naturally and aging gracefully are mutually exclusive."

CLUB HOUSE RENTAL

Considering a party or a meeting? Our club house, available for rent, is equipped with TV and Wi-Fi. There is a \$150.00 refundable deposit; no rental fee. Required forms: Pool House [Rental Agreement](#) and Pool House Cleaning Checklist available on our website (<http://littleturtle.org/Rev%203.15.18%20Residents%20Manual.pdf> pages 34 and 35.).

Please contact Kathi Horvath at Case Bowen to make a reservation (614.799.9800 or khorvath@casebowne.com).



FIVE PLANTS YOU CANNOT KILL

Are you looking for some very hardy plants you can plant and forget?

1. Wild Geranium - Geranium maculatum is a perennial plant native to woodland in eastern North America. Far different from the popular red geranium plant, the wild geranium thrives in partial shade, but adapts to a wide variety of sites.
2. Daffodils - Narcissus is a genus of predominantly spring perennial plants in the Amaryllidaceae family. These spring flowering bulbs require little care, but do like to face the sun.
3. Chives - Growing chives, another hard-to-kill plant, is a great alternative to buying scallions at the grocery. Just snip off the hollow green stems about an inch from the ground as needed and add to a dish at the end of cooking for a mild onion flavor.
4. Poppies - Until the poppy flower blooms, this scraggly-leaved plant looks like something you'd want to pull out of the garden. However, once it blooms, it has a big impact with little care.
5. Oregano - This bright green-leaved perennial will come back every summer. A favorite of butterflies.

COMMUNITY NALOXONE TRAINING

Join Franklin County Public Health, Columbus Public Health, Mount Carmel Health and the Franklin County Coroner Thursday, **April 26th 6:00 - 8:00 PM.** for a community naloxone training at the Blendon Township Police Department (6330 S. Hempstead Rd Westerville 43081).

Participants are eligible to receive a free naloxone kit and a safe medication disposal bag (limited quantities may be available). No RSVP needed.

Lord, keep your arm around my shoulder and your hand over my mouth.

CO-OP PROGRAM

What are your planting plans? You may want to look into our co-op program under which the Association will reimburse 50% of the purchase price for trees and shrubs up to a maximum of \$100. Prior approval is required specifying the type and location of the tree or shrub being considered. See the Resident's manual

I DO more so you GET more!

My "3 Steps for Top Dollar" home sale system has been proven to sell Westerville area properties 25% faster and for MORE money in 2017! Yet most Westerville agents do not do this for their listings.

It's easy to sell fast in this market but getting top dollar requires a strategy! Always compare my strategies and services before choosing an agent.

Doug Turlo, Broker/Owner/REALTOR

Home Central Realty

614-419-2077



<http://littleturtle.org/Rev%203.15.18%20Residents%20Manual.pdf> Grounds Improvement application, page 22, noting that you are applying for the co-op program.

VAUGHN ABBOTT
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When people see a cat's litter box, they always say, "Oh, do you have a cat?" Just once I want to say, "No, it's for company!"

PROTECTING OTHERS EMAIL ADDRESSES

Do you send emails to more than one person at a time? You can protect their email addresses simply by typing email addresses in under "bcc" rather than "to" or even "cc". The meaning of "bcc" is simply blind carbon copy, and it means that each person receiving the email will have only their name and email address shown upon receipt.

This is especially important when you are blasting and keeps everyone involved from being susceptible to hacking or phishing.

Thanks to Deborah Hochbein for this suggestion.

A NEW METRO PARK IS COMING

Metro Parks plans to open 150 acres of parkland (with few improvements) in northeastern Franklin County this year.

In February, the *Columbus Dispatch* reported that "the land is in Blendon Township, just north of the Golf Club at Little Turtle. To the west is Big Walnut Creek, with cliffs at least 100 feet tall. Deep ravines slice through the property. " There will be few amenities, no bathrooms or picnic tables. "It will be very primitive, " Columbus-Franklin County Metro Parks Executive Director Tim Moloney said.

No opening date has been established so watch *Columbus Dispatch* or check Franklin County Metro Parks at www.metroparks.net

A FINAL GOODBYE

Inez Jones, 85, passed away on January 19, 2018. A member of Chippewill Condominium Unit Owner's Association's Board of Directors, she held several positions, including Board President for 10 years. Inez is survived by her daughter, Carolyn Jones, her sister, Mazel Ramey and a host of nieces and nephews.

Inez's legacy lives on through her autobiography, "They Call Me Blessed," and the two part dramatization of her life story on the international broadcast, "Unshackled."

IMPORTANT DATES

4/22 - Earth Day
4/25 - Board Meeting, 7:00 P.M., Club House
4/27 - Arbor Day - Meet with JTS, Clubhouse, 9:00 AM
4/28 - Tree Planting and Clean Up - Meet at Clubhouse 10:00 AM
5/1 - May Day
5/13 - Mother's Day
5/19 - Little Turtle Garage Sale, 9-4
523- Annual Meeting, 7:00 P.M., Golf Club at Little Turtle
5/26 - Swimming Pool Opens

Refuse Collection - Every Thursday 4/12-5/24. Moves to Friday on June 1 through June 8.

Recycling & Yard Waste - Every other Friday - 4/13, 4/27, 5/11, 5/25, 6/1, 6/8.

Please have recycling container and yard waste (in yard waste bags) out by 6:00 A.M. in front of your unit.

Contributors: B.J. Underwood, Hildegard Jones, and Kathy Murray, Darlene Slater, and Chris Willmore

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Webmaster: Gerry Underwood

PICKAWILLANY BOARD OF DIRECTORS

Hildegard Jones, President - president@littleturtle.org
Deborah Hochbein, Vice President - vicepresident@littleturtle.org
Cheryl Hill, Treasurer - treasurer@littleturtle.org
Chris Willmore, Secretary - secretary@littleturtle.org
Chet Durham, Director - chesterdurham2915@att.net
Patricia Hughes, Director - pwhughes@att.net
Keith Shiban, Director - kshiban@hotmail.com

MAINTENANCE PERSONNEL

Ronier Fernandez, Supervisor
Mikael Allen
Fred Hoelzel, Part Time

IMPORTANT TELEPHONE NUMBERS

Emergency Fire or Police	9-1-1
Columbus Fire-Non Emergency	614.221.2345
City of Columbus Service Center	3-1-1
Columbus Police Department	614.645.4545
Columbia Gas Hotline	800.282.0157
Crime Reports:	www.communitycrimemap.com
Bulk Pick Up	614.645.3111
Garber Connect (After Hours)	614.212.7900 #2
Case Bowen - Kathi Horvath	614.799.9800
Fax:	614-799-8338
Email:	khovath@casebowen.com
Emergency after hours:	614.265-1746 or 614.799.9800 #4

**ALL MAINTENANCE CALLS MUST BE PLACED
THROUGH KATHI HORVATH OR PLACED THROUGH
CALIBER**