

# Turtle Talk

## August 2017

Newsletter for Pickawillany Condominium Residents  
www.littleturtle.org



**The realization of all great endeavors starts with communication.**

### **AUGUST BOARD MEETING**

Following is a brief summary of the July 26th board meeting. The June board minutes are posted on our website ([www.littleturtle.org/rules,regs and reports/minutes and financials](http://www.littleturtle.org/rules,regs%20and%20reports/minutes%20and%20financials) - password is pickcondo.) The June financials review was delayed due to the holiday, but will be posted in the near future. The July 26 board minutes will be posted following their approval at the August board meeting.

There were 42 work orders for July generated by residents, the board and our maintenance staff.

Aqua Doc has been contracted to do a partial season for a cost of \$750 and next year's annual cost for pond treatment is \$995. This includes bi-weekly visits to control the algae and submersed weeds, and they will be adding a colorant.

The Board approved Garber Connect to do the alarm system inspection in September this year. A special *Turtle Talk* will be sent out in August providing the schedule for the inspection.

The Board is investigating how to find the shut off valves for our streets, and the costs involved in finding and making them accessible. It has been established that there are no maps reflecting the shut off valves for water, electrical or gas available after checking with the City of Columbus and utility companies. Therefore, it is going to be a "detective's" job. We have hopes that when one street is having work done requiring the shut off of a utility, other streets will not be affected. Bravo!

Mid Ohio completed all the landscaping of all the islands, and they look great. They were delayed due to our rainy weather and other gardening obligations to us.

A number of plumbing and sewer line issues were discussed including the pipe replacement required in the north pond.

Carpenter bees and termite issues were addressed by Sentricon on five units.

Hildegard Jones suggested that the road replacement project planning phase should continue, but the actual replacement should be done after the drainage problems have been fixed as the drainage problems are tearing up the asphalt in many areas and the possibility of having to tear up asphalt to correct the drainage issue.

### **IMPORTANT CONCRETE WORK NOTICE**

Last year when the concrete repair work was being planned, several Board members walked the property for over four hours, noting places requiring concrete repairs, a description of the damages, and taking pictures to provide a list to our concrete contractor. That's a lot of work put on a few people.

This year, the Board is requiring each owner to *provide Kathi Horvath with a work order including your address and a photo of the damaged concrete in PDF format*. Even if you have already reported it earlier this year, please send the required information to Kathi so they can produce a consolidated listing, and your request is not missed. The deadline for your work order and photos is August 31. If you are not familiar with how to convert a JPG to a PDF file, the following Internet addresses offer the service for free: <https://www.convert-jpg-to-pdf.net> or <https://www.howtogeek.com/150891/how-to-print-to-pdf-in-windows-4-tips-and-tricks>

If you are unable to photograph the damages, please let Kathi know your address and the exact location of the repairs required by August 31. Someone will come to your address and photograph the concrete area in question.

Every work order submitted may not be addressed this year as we are always working on a limited budget and the work will be prioritized, but it will remain on the listing for review in the next year's concrete repairs.

Remember to have the information in by August 31.

### **SOCIAL GATHERINGS**

Our social committee, consisting of **Darlene Slater, Don Schlaechter, Kendra Cline, Mitzi Payne, Cyndi Tussing, Debi Abbot, and Nikki Stoughton** have been busy working on entertainment and bringing neighbors together this summer.

#### Coming Events

#### **Bingo, Every Sunday evening, 7 PM**

Upper deck of the pool (weather permitting. 4 short games \$2.00. Various sponsors and cash prizes!

#### **Annual Cookout, Sunday, August 13<sup>th</sup>, 5 PM**

At the Pool/Clubhouse. Bring a side dish and/or dessert. Hamburgers, hotdogs, condiments and drinks provided.

Darlene Slater, Chair, Social Committee

### **FIRE ALARM INFORMATION**

Would you like to know more about our fire alarm system? If so, please plan to meet with us Sunday, August 13, 4 PM in front of the pool entrance. A Garber Connect team member will be in attendance and will be able to answer any questions you may have.

All residents are welcome to attend this briefing which is scheduled an hour before the annual cookout at the pool at 5 PM.

Don Schlaechter, Fire & Safety Committee

614-899-7624

### THANK YOU, GARBER CONNECT

A big THANK YOU to **Garber Connect** for supplying pizzas for the Pizza Party on August 5. Very thoughtful way to say thank you to our community, Garber.

*I wonder if common sense will ever make a come back.*

### PRESIDENT'S LETTER

Dear Community,

This will be my last president's letter in *Turtle Talk* this year, as the Board has accepted my notice that I will cease the president's duties at the end of the August Board meeting.

I sincerely thank the many of you who have contributed to make the community healthier and more interactive; you're doing an amazing job! Committees are bringing us together. The Board is generating creative ideas for making operations more efficient. And Case Bowen has stepped up to start installing an interactive online management system. My thanks to all.

I was reluctant to run for president again this year, because I was concerned about being able to effect the many improvements I thought important to the community with a reasonable investment of time and effort. But community and Board support at the annual meeting in May encouraged me to attempt one more term with optimism. Recent events have resulted in much higher personal costs and lower expected results, hence my willingness now to pass the baton. I will continue as a Board member-at-large to support the Board and wish the next president well. We have a good Board.

On a last note, you will read that we lost former neighbor, friend, and previous Board president Bob Stevenson. Such was his love for Pickawillany that, even after he moved away from next door to me years ago, our subsequent visits always included hours of his amusing stories of the neighborhood. Blessedly, he was healthy until very shortly before his death. In April, Bob told me that his doctor said he had the heart of a 54 year old. The doctor was right; Bob had an amazing heart! His absence leaves a hole in mine. May he rest in peace.

Cheryl

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*People are united by questions. It is the answers that divide them.*

Elie Wissel

### WEB SITE CHANGE AND ADDITION OF COMMITTEE REPORTS

Our webmaster, **Gerry Underwood**, has made some changes to our website giving us a modern contemporary look. The color theme and banner have been changed.

The front page was slightly modified to allow better visibility for our property management contact information. The photo slider was removed and replaced with a single photo. A map hot spot has also been added beneath the photo to provide newcomers and visitors easy visible access for directions to our community .

A photo gallery page was added to accommodate an enlarged photo format allowing one to view each photo individually or as a slide show. Flash alert bulletins about a situation here at Pick, such as the water being shut off, will now appear at the top on the home page on our website. Regular bulletins will still appear under "Bulletins."

Committee reports have been added under Community - Committees allowing everyone to keep up-to-date. Except for some other minor corrections and updates, the content of the website has not been modified. And last but not least, a responsive mobile format has also been incorporated into the site for better readability on smart phones. Check out the new look and new features.



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### PICK LONG TERM MAINTENANCE PROJECTS

Pick has several projects that extend over a period of years to fit within our budget - clean and stain, cedar replacement, tree conservation, electrical service center replacement, ravine maintenance, pond maintenance, chimney chase cover replacement, downspout and gutter replacement, asphalt repair, drainage repair and improvement, concrete replacement program and asphalt (street) replacement.

Below is a report on two of these projects. More projects will be reported on in the future.

Electrical Service Center (meters) Replacement Program Report  
The following electrical panels have been replaced: 2007 (prior to the long term program) - Bldg #2 East, #2 West, #16 West, #20 East, #23 South, 2012 - bldg. #13 west and #18 east replaced by Higher Power, 2013 - bldg. #7 west, and #26 east replaced by Higher Power, 2014 - none replaced, 2015 - bldg. #15 west replaced by Higher Power, 2016 - bldg.#2 west and #11 north (approved in 2016, replaced in January 2017) replaced by R&T Yoder Electric, 2017 - bldg. #19 west replaced by Higher Power.

Clean and Seal and Cedar Replacement Programs Report - All the buildings on Chuckleberry and Whistlewood have been done. Last year the program moved to Wintersong and two buildings were done. 2017 - bldg #14 on Wintersong is completed. Bldg. #15 (5002-5006 Wintersong) is scheduled to start power washing on September 5 and staining will start on September 12 weather permitting.



**LET'S DISCUSS THE TORRENTIAL RAINS**

While rain is always appreciated in July, the torrential rains caused a lot of problems in the community and throughout Columbus with the extraordinary downpours.

The rain obviously was more than what our systems could handle. Gutters, downspouts, drainage, etc. were all adversely affected.

Owners are to be thanked for being sensitive to this problem. While everyone continued to call or send in their service orders, and Ronier and James checked all the reports (see snapshot below taken by Cheryl Hill), residents realized that this was beyond normal expectations and showed particular patience.

The hope is that the weather god will realize we do not need torrential rains that destroy property, but we will gladly accept gentle rain that restores our earth.



*In life, it's important to know when to stop arguing with people and simply let them be wrong.*

**NEW BOARD MEMBER**

Welcome **Chris Willmore** as our newest Board Member. The Board appointed him at the July board meeting to complete Jerry Mapes term. Jerry sold his condo and moved. Chris's term will expire in May 2018.

Although he has only lived in Pick since 2016, he is a long time resident of Westerville and earned a Masters Degree from Ohio State University in 1982. During the early 1990's, he served on the Cable Commission for the City of Westerville and was the chair of

that committee for two years. He is the father of two children, a son and a daughter.

Chris was drawn to the setting of Pickawillany set amongst the mature trees, open spaces, and ravine. To learn more about the Pickawillany community, he volunteered to be a member of the maintenance committee and participates in the bi-weekly maintenance walks.

"I look forward to meeting more members of the community in the future and helping the current Board of Directors as the newest member."

**ATTENTION DOG OWNERS**

Want to get involved in yoga? Consider beginning with bending over and picking up after your dog (known as the 'downward pickup' position). CLEAN UP AFTER YOUR DOG. IT'S GOOD FOR YOU. Your community thanks you! It is also a great way to avoid a violation assessment so you can further your yoga classes.

**DECKS**

Decks are included in the clean and stain project pricing. If you want your deck done before your building is scheduled for the clean and stain project, contact Dave at Deck Rescue at 888.949.3625. Deck Rescue will schedule a group deck project independently from a building restoration and provide a window of when they will be in the area.

**Planning to sell? I know Little Turtle! Here are my sales in the past 18 months:**

<u>Address</u>	<u>Represented</u>
5111 Chuckleberry	Seller
5003 Smoketalk	Seller
4951 Whistlewood	Seller
4938 Wintersong	Seller
4885 Smoketalk	Buyer
4883 Smoketalk	Buyer and Seller
4968 Smoketalk	Seller
4958 Wintersong	Buyer and Seller
4970 Smoketalk (in contract)	Seller

**Doug Turlo**

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Both Offices are Independently Owned and Operated

Maybe if we tell people the brain is an app, they will start using it.

**PARKING IN OUR COMMUNITY**

Why would this continue to be a problem since parking maps are available on our website ([www.littleturtle.org/Rules,Regs and Reports/Parking](http://www.littleturtle.org/Rules,Regs_and_Reports/Parking))? Big thanks to **Rick Stevens** for his work in 2010 in enlarging each building area so everyone can quickly find their address and parking space.

If you want to park wherever you choose, your car will likely be tagged with a notice stating you need to move it to the correct space or Blue Jacket or your vehicle will be towed within 24 hours. The parking rules apply to owners and renters.

If someone parks in your space or blocks your garage, please alert Kathi Horvath at Case Bowen or call the police. A picture is worth a thousand words, especially when it includes the license plate number.

When contractors are coming to your home, please have them park in front of your garage or in your spare parking place. If you need to have the contractor park in someone else's space, please contact the resident BEFORE you tell the contractor to park there.

**A FOND GOODBYE**

Long time Pickawillany resident, Bob Stevenson, 82, passed away July 16, 2017, at Kobacker House. Bob was a graduate of Notre Dame University and spend most of his career working at Talbot Hall as an administrator and chemical dependency counselor, retiring in 2012.

Bob and his family moved into Pickawillany in 1976 and lived here until 1996. During those 20 years, Bob served on committees and the Pickawillany Association Board. He was a very active and visible presence in the community during his years on the board and as president of the association. When his wife Joanne became an Associate Dean at Rutgers University in 1977, they moved to New Jersey where they lived until 2002 when they returned to Ohio. Bob and Joanne sold their condominium here in 2006, but stayed nearby. Bob drove through Pickawillany periodically to just check out *the campus*, as he called it, and stop and chat with old acquaintances.

Even though they left our community over 10 years ago, many residents knew and loved Bob and will miss him and his wonderful gift for story telling.

Kathy Murray

**IMPORTANT DATES**

- Every Sunday Night at 7:00 PM - Bingo - Pool Upper Deck
- 8/13 - Fire Alarm Information Meeting 4:00 PM
- 8/13 - Annual Cookout - 5:00 PM - Swimming Pool
- 8/23- **Board Meeting, 7:00 PM, Club House**
- 9/4 - Labor Day
- 9/22 - First Day of Autumn
- 9/27- **Board Meeting, 7:00 PM, Club House**
- 10/9 - Columbus Day

Refuse Collection - Every Tuesday through August 29<sup>th</sup>. On Sept. 6<sup>th</sup>, it moves to Wednesday through October 12<sup>th</sup>.

Recycling & Yard Waste - Every other Friday morning - 8/4, 8/18, 9/1, 9/15, 9/29

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

Contributors: B.J. Underwood, Cheryl Hill, Kathi Horvath, Kathy Murray, Don Schlaecheter, Darlene Slater, Gerald Underwood, and Chris Willmore  
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**PICKAWILLANY BOARD OF DIRECTORS**

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- Deborah Hochbein, Vice President - [vicepresident@littleturtle.org](mailto:vicepresident@littleturtle.org)
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- Chris Willmore - [c\\_willmore@sbcglobal.net](mailto:c_willmore@sbcglobal.net)

**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](http://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](mailto:khovath@casebowen.com)

Emergency after hours: 614.265-1746 or 614.799.980-0 #4

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