

Turtle Talk

August 2019

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



The realization of all great endeavors starts with communication.

NOTES FROM THE JULY BOARD MEETING

Representatives from Pure Property Solutions gave a presentation on the KWB siding product being presently installed in Chippewill. The representatives were Chris LaFountain, Jeremy Baley, and Thomas Ellison. The Board is investigating this product as a replacement for the cedar siding in our community. Pure Property Solutions will present an estimate to the Board members by December.

At the present, our Resident's Manual shows that certain modifications to Limited Common Elements can proceed without submitting for approval as they are pre-approved by the Board. It was discovered that the wording "pre-approved" goes against what is outlined in our Bylaws; our attorney confirmed that. Hildegard stated that the information in the Resident's Manual must reflect, "For sliding doors ONLY, a work order must also be submitted to the Association's maintenance team."

Going forward, all modifications to the outside of the condo will require board approval. Please submit a Request to Modify Limited Common Elements on page 31 of the Resident's Manual to our Property Manager. The Board directed BJ and Gerry to modify the Resident's Manual and the website (if necessary) to reflect the above changes.

The Board accepted the June minutes and the financials reviewed. Chet noted that the landscaping budget needs to be closely monitored so the Association does not go over budget in this category.

Nine units have been sold in 2019; several units are now under contract. The final building on Grasshopper for the clean and stain project was completed last week.

The delinquencies at the end of July 2019 were \$7545.92 up a bit since June. Compare that figure to \$72,827.25 at the end of June 2009. Think we are doing something right?

The ARC reviewed a submission by 5069 Chuckleberry for replacement windows by a custom window replacement company that is on line only and not previously used in our Association. After review, the ARC recommended and the board voted to issue a "May Proceed." 5068 Strawpocket has submitted for new sliders that have already been reviewed by the ARC and the wood surround repaired by our maintenance department. The board voted to issue a "May Proceed."

The board voted to accept K&G contract for garage work at 5068 Grasshopper for \$17,800 and for foundation work to be done at 4960 Strawpocket for \$29,500.

Eight violations letters were sent out in July for parking and pool violations. 35 new work orders were entered since the June Board meeting.

CHANGE IN TURTLE TALK DISTRIBUTION

Turtle Talk will go paperless effective with the October edition - available October 10th. Home delivery is no longer an option.

Effective in October, *Turtle Talk* will be available via [email](#) or on our [website](#) or [picking up a copy](#) at the clubhouse. A box will be installed at the clubhouse with a few copies of TT in it - first come first serve. We will no longer deliver to anyone who has not provided us with an email address.

Anyone presently receiving TT via home delivery, please advise your email address to bjund02@gmail.com, including your name and address. Your email address will be shared by the Social Committee, but kept confidential as both committees will send via blind carbon copy.

There are a few residents who do not have a computer or smart phone. Please call me at 614.818.1596 to advise.

Turtle Talk is published every other month - February, April, special edition in May (annual meeting), June, August, October and December. It will sent out via email and published on our website by the 10th of the publication month.

Turtle Talk is supported by funds from our advertisers therefore no money will be used from the Association budget.

SOCIAL EVENTS COMING

August 17, Saturday, 5 PM, Club House/Pool, Annual Cookout - Grilled meats - chicken, brats and hot dogs. Bring a covered dish.

September 8, Sunday, 7 PM - Bingo at the pool

September 15 - 5 PM - Clubhouse, New Resident Get Together

PARKING IN OUR COMMUNITY

Since parking maps are available on our website <http://www.littleturtle.org/parking.html>, it is difficult to believe there are still parking problems in our community.

If you choose to park wherever you please, your car will 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 both owners and renters.*

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



William E. Carpenter, Realtor

614-216-0636
wecglobal@icloud.com



PRESIDENT'S COMMENTS

No comments from our president, Hildegard Jones, as she is taking a well deserved mental vacation. Her column will appear in our October edition.

A REMINDER FROM OUR MAINTENANCE DEPARTMENT

The time to inspect and evaluate your deck is when you are repairing or rebuilding your deck. This provides the perfect opportunity to do repairs that will stop water issues, such as checking deckboards to allow space between boards for water to pass through and not rot the foundation. Also check that your contractors complies with the building codes.

Our maintenance department has to correct in many areas to be certain the ground slopes away from the foundation especially in the courtyard and back yard.

Wonder rather than doubt is the root of all knowledge.
- Abraham Joshua Heschel

Q & A COLUMN

Q: What is the difference between Common Elements and Limited Common Elements property?

A: Limited Common Elements is defined in our By-Laws as, "Those parts of the common area and facilities reserved for the use of a certain unit owner to the exclusion of other unit owners." Although these areas are for the private use of individual residents, they are subject to the rules and regulations of the Association.

The Limited Common Elements include the individual unit's assigned patios and decks. Most units originally had a 6 ft concrete slab or a wooden deck on the back of the unit; anything beyond the 6' space is considered Common Elements and therefore the responsibility of the Association. If an owner has an extended deck - beyond the 6' space allotted - the owner has full responsibility for the extended deck area. The courtyards located outside the breakfast room are Limited Common Elements. The walkways between the building are Common Property and as such are maintained by the Association.

If you have questions on whether an area is Common or Limited Common Elements, please contact Kathi Horvath at Case Bowen. Also more information is available in the Resident's Manual.

Limited Common Elements landscape improvements invariably require additional common maintenance. Therefore, any Limited Common Elements area landscape improvement, such as trees or shrubbery, must be reviewed by the ARC/Grounds Committee for appropriateness. Plantings of annual and perennial flowers in an existing planting bed is allowable without the Board's approval; however, the creation of new beds require the ARC/Grounds Committee's recommendation for Board approval.

If you find yourself in a hole, the first thing to do is to stop digging. - Will Rogers

NEW POOL RULES EFFECTIVE JUNE 3, 2019

- Pool open to Pickawillany residents in good standing and their guests only. A resident in good standing is current on all their assessments with no open violations.
- Residents who are not proficient swimmers may not use the community swimming pool without adult supervision. Residents who are under the age of 16 need to be accompanied by a responsible adult.
- Swimming permitted only with proper swim attire.
- No smoking or tobacco use anywhere inside the fence pool area.
- **No beverages or food are permitted in the pool or inside the white pool line.** Food and/or beverages are permitted at the tables and on wood deck only.
- Foul and abusive language and/or behavior is not tolerated! Please be kind to one another.
- Don't push or shove; running can cause injury to yourself and others.
- Personal radios are permitted; please keep volume low so your neighbors aren't bothered by your music. Be considerate.
- Please clean up after yourself. Help keep your pool area clean. **Close umbrellas, put chairs back in place, throw away trash. If you are the last person at the pool, please close the door.**
- Remember - be safe and have fun!
- Any owner or guest of an owner who is seen propping the entry clubhouse door open will be subject to a fine and/or loss of pool privileges.
- **Parking on Chuckleberry is prohibited and will not be tolerated!!** A brief stop is allowed for any one loading or unloading.

GARAGES

The Association is responsible for almost all the components in our garages EXCEPT the hinges, rollers, locks, springs, and garage door openers. Just a reminder for you to check these parts annually to make sure they are oiled and operating smoothly.

BIG BIG THANK YOU TO OUR GARDENING RESIDENTS

Who could miss some of the beautiful gardens that residents have worked on this year? WOW! The hard work with its beautiful results is very appreciated!

HELP IS JUST A PHONE CALL AWAY

Mikael Allen of our maintenance department is available to work after hours for residents needing a handman, such as anything related to the decks, balconies including replacing boards and the cleaning and staining decks, interior issues, etc. To inquire about his charges and availability, call Mikael at 740.972.0265; **leave a message, he will return your call after working hours.**

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 or hire an independent contractor to clean and stain your deck. The closest match to the new siding is Behr waterproof stain and sealer, base 5077, color number is 382819432508.

If Results Matter:

In 2018 my listings averaged 13 days on the market and sold for 100% of the asking price!

The Central OH average was 32 days on market and 97% of the asking price.

It's simple - If you want more money, call me!

Doug Turlo, Broker, Home Central Realty

614-419-2077



dturlo@HomeCentralRealty.com



Home of the **3 Steps** For **TOP DOLLAR** Home Sale System

TWO CONDO ASSOCIATIONS

Did you know that there are actually two separate associations existing here? Pickawillany Unit Owners Association and Chippewill Condominium Unit Owners Association. Each has its own rules and regulations, its own board, swimming pool, association fees, maintenance departments, etc.

A quick way to spot the difference: Chippewill's roofs and garages doors are black while Pickawillany's are brown.

Pickawillany's streets are Grasshopper, Wintersong, Whistlewood, Strawpocket, Chuckleberry and Smoketalk. Smoketalk is the only street that runs through both associations - it breaks at 4947 - the last condo in Pickawillany on Smoketalk, then it starts as Chippewill Association.

MISSING PERSON

Answers to: "Somebody"

Description: No one really can describe what "somebody" looks like. What we do know is that "somebody" always spreads rumors, most of them untrue. When "somebody" says something, people tend to forget when exactly it was said, leading us to believe "somebody" has magical powers.

Last heard from sometime last week. If seen, contact a Board member.

BOARD APPROVED FOUR NEW FRONT DOOR DESIGNS

The Board reviewed four new front door designs at the June meeting. These doors join the two others in our "recommended doors" - one metal, one six panel door and four panel doors with glass in the top 1/3 of the door. These six and any other designs must be submitted to the Board for review.

A Request to Modify Limited Common Elements is required along with literature or pictures on your choice of front door - see Resident's Manual, page 31.

For full information and pictures on the six designs and information, go to our website at www.littleturtle.org, page 30 of the Resident's Manual. Just below the front door information on page 30 are the "Recommended Front Door Colors."

GOODBYE TO A FRIEND

Deborah Stern, 76, of Smoketalk Lane, left us on June 15, 2019 after a long fight with cancer. She was a well known member of our community since 1986. Debbie retired from Franklin County Municipal Court so she could enjoy traveling and spending time with Joe Andrick (husband), four children and six grandchildren.

Everyone will remember Deb for her ready laugh, bright eyes and a beautiful smile.

Don't confuse my personality with my attitude ...my personality is who I am. My attitude depends on who you are!

Deborah Bowman, REALTOR

YOUR AREA EXPERT SINCE 1987!

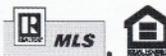
Email: debbiebowman@debbiebowman.com

The *Ohio* Real Estate co.,inc.

614-898-0774 direct

614-226-2007 (cell)

Call for your free comparative market analysis!



Little Turtle Resident
WORKING FOR YOU!



TORRID RAINS AND GUTTERS

Torrential rains and gutters are not compatible - especially with our very steep roofs. Unfortunately there are not any gutters that can handle this heavy flow - simply too much water to handle.

If you look out during on of these storms and see water pouring out of your gutters, don't immediately assume it means clogged gutters. As the rain eases, check to see if you still have a problem - chances are you may see a big difference and avoid unnecessary calls for gutter maintenance.

Ronier is in the process of replacing the 4" gutters with 6" gutters where required; 6" is the largest size for residential application. As of the end of May, they have installed 60 lineal feet of new gutters and 180 lineal feet of downspouts. They hope to start on whole buildings by 2020, weather allowing.

Because of replacement of gutters, gutter guards, downspouts and methods of diverting water away from the foundations, the maintenance department is receiving 50% fewer calls on water issues.

TERMITE CONTROL

The Association contracts with Plunketts for our Sentricon system to handle termite and carpenter ants. Sentricon Bait System containers are installed throughout our community - greenish capped containers installed around the condos.

Should you find evidence of termites or carpenter ants in or around your condo, please contact Kathi Horvath of Case Bowen so an appointment with Plunketts may be arranged. If you decide to contact Plunketts directly, you will be charged for the call.

Some people should use glue stick instead of chap stick.

IMPORTANT DATES

8/17 - Annual Cookout, 5 PM, pool and clubhouse

8/28 - Board Meeting, 7 PM, Clubhouse

9/2 - Labor Day

9/15 - New Resident Get Together, 5 PM, Clubhouse

9/23 - Fall Begins

9/25 - Board Meeting, 7 PM, Clubhouse

9/30 - Pool closing date

Refuse Collection - Every Friday - 8/2, 8/9, 8/16, 8/23, 8/30 then Monday 9/9, 9/16, 9/23, 9/30 and 10/7

Recycling & Yard Waste - Every other Friday - 8/16, 8/30, 9/13, 9/27, 10/11

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

Contributors for this edition: B.J. Underwood

Distributors: Gracie Harper, Kathy Murray, Terri Shiban, B.J. Underwood, and Vicki West ; Reserve -Gerry Underwood

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If you have any suggestion or comments regarding TT, please contact B.J. Underwood at 614.818.1596 or bjund02@gmail.com

PICKAWILLANY BOARD OF DIRECTORS

Hildegard Jones, President - president@littleturtle.org

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vicepresident@littleturtle.org

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MAINTENANCE PERSONNEL

Ronier Fernandez, Supervisor

Mikael Allen

Fred Hoelzel, Part Time

IMPORTANT TELEPHONE NUMBERS

Emergency Fire or Police 9-1-1
Bulk Pickup 614.645.3111

Caliber Portal

https://caliber.cloud/CaliberWeb2_CaseBowenCo

Case Bowen - Kathi Horvath 614.799.9800

Fax: 614-799-833

Email: khorvath@casebowen.com

Emergency after hours: 614.265-1746 or 614.799.9800 #4

City of Columbus Service Center 3-1-1

Columbus Fire-Non Emergency 614.221.2345

Columbus Police Department 614.645.4545

Columbia Gas Hotline 800.282.0157

Crime Reports: www.communitycrimemap.com

Garber Connect (After Hours) 614.212.7900 #2

Secure-A-Key (Lock Boxes) 937.408.8761

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



Darlene Slater
ACCOUNT MANAGER

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