

Turtle Talk

June 2019

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



The realization of all great endeavors starts with communication.

ANNUAL MEETING

The annual meeting was held on May 22 at the Golf Club of Little Turtle with 73 condos represented, 25 of which were represented through proxies. Hildegard Jones, President, opened the meeting and introduced the board members. Tina Frazier presented the 2018 annual meeting minutes which were approved. Cheryl Hill reviewed the 2018 financial report.

Hildegard announced that our delinquencies are currently under \$9,000. She thanked the committees for their work in our community and our maintenance staff for doing an excellent job. She reminded everyone that the last payment from residents for the roofing project would be in June. Hildegard advised the board had obtained a line of credit to avoid any issues or possibility of going over budget on the asphalt project which will start its second year July 5th on Wintersong.

She advised the board had replaced our concrete contractor in 2018. The stain and clean project ran \$53,000 for 2018. This year only the last building on Grasshopper will be done, and there will be a pause so the board can study the engineered siding which Chippewill is installing on one building. (View them on corner of Foxfire and Crazy Horse.) This siding carries a 50 year warranty and is not affected by bugs and critters - the last part alone is a selling point compared to our cedar siding. The price per board is a great deal cheaper than cedar siding which is going up every year. The board is planning to meet with the contractor, do comparisons and have the contractor hopefully meet the community this summer or fall.

Joseph Tree Service has completed their annual tree service inclusive of the ravine, six trees were removed. Drainage issues continue to be addressed as Ronier is testing a new system that is looking promising.

Chairs presented committee reports: Linda Garlinger-ARC/Grounds, B.J. Underwood - Communications, Darlene Slater - Social. All reports can be viewed on the committee page on our website:
<http://www.littleturtle.org/Committee%20reports%20May%202018.pdf>

Kathi Horvath of Case Bowen recognized 10 new owners present and emphasized everyone should be using the portal, Caliber. To sign up, simply send Kathi an email noting your email address which is required by Caliber, and she will get you set up. 19 units were sold in 2018, six so far in 2019. There were 400 work orders in 2018 with two still open. 75 violations were sent on dog waste, dog leashes, parking, garbage cans left out, etc. Kathi reminded everyone about

the club house rental, pool key cards, and stated the pool will close in September this year.

Case Bowen honored the board president, Hildegard Jones, with an honor challenge coin commissioned for The Case Bowen Company; the commemorative coins were given to all employees at the Case Bowen's party to recognize the longevity and success of the daily contributions to the 25th anniversary celebrated on 8/27/18. Kathi personally presented the coin to Hildegard in appreciation of working with her as the Pickawillany board president and to honor her for making a difference in Kathi's professional career, as a Senior Community Association Manager.

Nominations for the four positions on the Board were Hildegard Jones, Patricia Hughes, Chet Durham, Keith Shiban and Linda Garlinger. Hildegard, Chet, Keith and Linda were elected. Following the annual meeting, the Board met to elect officers: Hildegard Jones - President, Deborah Hochbein- Vice President, Chet Durham - Treasurer.

A question from the audience was how to address speeders on Blue Jacket. The answer: Call 3-1-1 - often and frequently. The more calls they get on this problem, the more chance we have of getting it addressed. There were also discussions about the gas company's work in our community.

Pictures of residents at the annual meeting are posted on the website - Community/Events. Photos are courtesy of Chris Willmore.

EARTH DAY

In attendance on the Earth Day Clean Up on 4/27 were: (from left to right) Kathy Murray, Linda Garlinger, Darlene Slater, Jeremy Schaffer, Jennifer Schaffer, Hildegard Jones and Don Schlaechter. Also in attendance but hidden behind the camera: Chris Willmore.





Darlene Slater
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PRESIDENT'S COMMENTS

Our 2019 Annual Meeting had such a wonderful turnout. It was great to see many new owners attend as well as our long term owners. The food was good; the company even better. I would like to thank Lynda Nelson and Darlene Slater along with the members of the social committee for their professionalism in holding their silent auction during the meeting; everyone seemed to enjoy this.

I especially want to thank the voters who re-elected me for your confidence. I would like to congratulate Linda Garlinger for her run and election to the Board. Linda should prove to be an asset with her previous years on the Board in the past and continuous work with the ARC/Grounds Committee. I would also like to congratulate Chet Durham and Keith Shibam on their reelection to the Board; I am sure that they are ready to hit the ground running as I am.

I would like to thank Patricia Hughes for her service on the Board and wish her continued success in her endeavors.

With many new owners coming into our community, I want to take this opportunity to welcome you to Pickawillany. We have a great community filled with a wonderful and diverse group of people. If you are interested in getting involved with any of the committees, please feel free to check out our website for contact information, or you can reach out to any of us and we can help guide you. If you are interested in seeing what the Board does, please feel free to come to any of our monthly Board meetings. The dates are posted on the entrance sign, in *Turtle Talk*, and on the Website.

If you haven't already done so, please sign up with Caliber. This will provide you access to all your account information, easy access for putting in work orders and checking their status. If you are looking to make improvements to your home, remember to look at our Resident's Manual for guidelines on what can or can't be done, what plans need to be submitted to the ARC and the forms required. Access through Caliber makes this flow easier too.

Hildegard Jones

SUMMER GRILLING

It's definitely time for cooking out, but ...let's be careful that we enjoy our meals without inviting the fire department.

- When grilling, place the grill as far away from the siding and fencing as possible.

- Grills are permitted with a minimum distance of not less than 10 feet from any combustible surface.
- Grills (charcoal, butane, natural gas, propane) are permitted
- Attend the grill at all times while it is being operated.
- Have a fire extinguisher readily available.
- Make sure the charcoals are completely extinguished or the gas turned off when grilling is completed.

CONSIDERING NEW SLIDERS?

When you are considering purchasing new sliders, please coordinate with the Maintenance staff so framing, flashing and all rotted wood can be inspected and addressed before new install. This is very important! Ronier states that if he can get the installers to coordinate with him, it will make the installers job much easier. If it doesn't happen and rotted wood is noticed later, then the homeowner will need to hire a contractor to remove the new window before our guys can fix the problem. We only handle the original.

ASPHALT WORK ON WINTERSONG

The pavement will be replaced on Wintersong shortly after July 4th. Notices will go out to all Wintersong residents so they can make arrangements for parking, etc.

CLUBHOUSE RENTAL

Contact Kathi Horvath at Case Bowen to arrange for the rental of our clubhouse. Please review the Clubhouse Rental Agreement and Clubhouse Cleaning Checklist on pages 34-35 on the Resident's Manual. Let Kathi know if you are planning to use the grill so the propane levels can be checked.

A refundable deposit for renting the clubhouse is \$150. The refund will be returned provided there are not any damages to the pool, pool deck, clubhouse, equipment or furniture. It is expected that the clubhouse be cleaned and restored to the same condition when the clubhouse was rented.

Place your work orders on Caliber Portal for faster service.

OF MICE AND MEN

Mickey Mouse is cute, but his real-life friends have no business inside your home. Rodents like what we have to offer: food, water and shelter! If there is an opening, they will take advantage of it and then take advantage of the safe spot and food resources. They like attics, kitchens and dark, secluded area - like basements. They leave plenty of signs that they have moved in - mice droppings,

Do they pose any real health dangers? Yes! Rodents carry several diseases and bring pests like fleas, ticks and lice into your home and have been known to chew through drywall insulation and electrical wiring.

In our condo association the rodents are not ONLY your problem - they move easily from condo to condo without having to go outside. If you have chosen to just "let them

4. Tackle the mice in house and out. Remove debris around house where mice can hide. And, you might want to add a cat to your household. If all else fails, hire a exterminator.

If you have a neighbor who has mice, you might purchase several of the cheap mousetraps and a jar of peanut butter as a gift ... just a thought.



William E. Carpenter, Realtor
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wecglobal@icloud.com

SWIMMING POOL

The *new* pool rules are posted on our website <http://www.littleturtle.org/pool.html> and at the pool. It is very important to review these rules as come have changed. Even more important that everyone follow them as the pool belongs to all residents.

Following are a few important reminders for pool use.

1. The grill is available for everyone, but it needs to be cleaned after each use. The resident using the grill is responsible for cleaning it. Would you want to use a dirty grill?
2. Let Hildegard Jones or Kathi Horvath at Case Bowen know if you plan to use the grill so the gas level can be checked. There is no one available on the weekend to purchase more propane.
3. The top of the hour will be set aside for all owners for Lap Swimming. All others please exit the pool for a period of 15 minutes; the pool clock will help serve as a reminder. This will ensure that everyone has an equal opportunity to enjoy the pool as they wish.
4. Do not prop entry doors open at the pool. Pool key cards are to *keep small residents out who may not know how to swim and to keep out those who are NOT members.* (Remember safety first.) **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.**
5. **NO FOOD OR BEVERAGES ARE PERMITTED IN THE WATER OR INSIDE THE WHITE POOL LINE. NO GLASS CONTAINERS OF ANY KIND ARE PERMITTED IN THE POOL AREA. FOOD AND/OR BEVERAGES ARE PERMITTED AT THE TABLES AND ON WOOD DECK ONLY!**
6. Residents using the pool need to keep it clean, including the restrooms. Be considerate of the next person.
7. If you do not have a key card, please contact Kathi Horvath at Case Bowen 614.799.9800 or email her at khorvath@casebowen.com. If you lose your card, a replacement is \$25.00.

Pool rules violations are subject to a \$50.00 per day enforcement charge and/or suspension of all pool privileges. Unauthorized pool use is also subject to a \$50.00 fine and possibly other penalties.

There are men running governments who shouldn't be allowed to play with matches.
Will Rogers

NEW RESIDENT ORIENTATION

We have a pretty consistent turnover each year of approximately 10% . For each new sale in our community we need to realize that the new residents may have a pretty steep learning process to bring them up to speed on our various features, rules and bylaws as well as expectations that they need to know to facilitate the process of being a resident in our community.

We have attempted to provide help in this adjustment in two important ways. We have a welcome committee that is equipped to answer many of the important questions that new residents may have. We also have a website that provides answers to many questions that might arise over the term of residence here. Password protected pages may be accessed by the password .

If you are a new resident and have not received a welcome visit, please contact Don Schlaechter or Darlene Slater at pickcondos@gmail.com or 614.899.7624.

Gerry Underwood

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



SILENT AUCTION

The silent auction held at the annual meeting by the social committee was a huge success. They had about 35 auction items presented by 8 contributing residents and 9 sponsors. Including a donation made at the auction, the social committee's proceeds were \$808! The plants/mulch/squirrel house sales were \$206.85. The Social Committee started the year with a 45.00 donation; to date proceeds \$1059.85.

SOCIAL EVENTS COMING

June 15, Saturday, 7 PM - Sip and Paint a Rock - \$5 for 1 rock, \$8 for 2 or \$10 for 3 rock. Or no charge to watch the painters! Bring your favorite beverage and snack.

July 7, Saturday, 7 PM, Bingo at the Pool

July 20, Saturday, 7 PM - Wine Tasting - Tips requested for musician. Share a bottle of wine and appetizer.

August 4, Sunday, 7 PM - Bingo at the Pool

August 17, Saturday, 5 PM, Annual Cookout - Grilled meals. Bring a covered dish.

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

September 15 - 5 PM - New Resident Get Together

OUPS

Please don't dig without calling OUPS at least 48 hours before beginning work. The Association has some very shallow utility lines, and OUPS will mark them for free. OUPS will not mark personal lines: meter to unit, a/c condensator lines, and water lines from main to unit, nothing on Limited Common Elements that were privately installed. It is the property owner's responsibility to have these lines located.

OUPS: 8-1-1 Private Lines: CST Utilities 614.801.9600 or Ground Penetrating Radar 614.400.6889

IMPORTANT DATES

6/14 - Flag Day

6/15 - Sip & paint a Rock -7 PM - Clubhouse

6/16- Father's Day

6/21 - Summer Begins

6/26 - Board Meeting 7 PM, Clubhouse

7/4 - Independence Day

7/7 - Bingo at the Pool, 7 PM

7/20 - Wine Tasting, 7 PM, clubhouse

7/31- Board Meeting 7 PM Clubhouse

8/4 - Bingo at the Pool, 7 PM

8/17 - Annual Cookout, 5 PM

Refuse Collection - Every Thursday 6/13, 6/20, 6/27, switches to Friday 7/5, 7/12, 7/19, 7/16, 8/2 and 8/9

Recycling & Yard Waste - Friday - 6/21, Saturday, 7/6, Friday 7/19, 8/2.

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, Darlene Slater, and Gerry Underwood

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

Webmaster: Gerry Underwood

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

Deborah Hochbein, Vice President -
vicepresident@littleturtle.org

Chet Durham, Treasurer - treasurer@littleturtle.org

Keith Shiban, Director - kshiban@hotmail.com

Tina Frazier, Director - tina.s.frazier@gmail.com

Linda Garlinger, Director - lindagarlinger57@gmail.com

Cheryl Hill, Director - cherylhill.lt@gmail.com

MAINTENANCE PERSONNEL

Ronier Fernandez, Supervisor

Mikael Allen

David Neih

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

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

Garber Connect (After Hours) 614.212.7900 #2

Secure-A-Key (Lock Boxes) 937.408.8761

ALL MAINTENANCE CALLS MUST BE PLACED THROUGH

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OR KATHI HORVATH

I am starting to think I will never be old enough to know better.

Deborah Bowman, REALTOR

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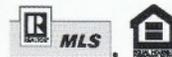
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