

Turtle Talk

October 2017

Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



The realization of all great endeavors starts with communication.

PRESIDENT'S COLUMN

I would like to introduce myself. My name is Hildegard Jones, some call me Hilde, and I have been on the Board for six years and have served as Secretary this entire time. I am excited and nervous to be in this new role as President.

I do want to share a recent short story with everyone. Last week I was down in Phase II for a meeting with Tom, their maintenance manager, and Ronier, our maintenance supervisor. Ideas were shared between them. Tom then asked me if I had lived here very long. I told him that I have lived in the area for 20 years, but only nine in Pickawillany. He brought out a small flat 8 x 8 x 1 box, and opened the lid to show us what was inside. For those owners who bought your units when they were brand new, you know exactly what he was showing me. For the owners who, like me, came here many years later this was a little piece of unseen history that literally took my breath away. This box contained the original newspaper clipping previewing a new community "Little Turtle." There was also a brochure detailing all the amenities that this new community had to offer - let me tell you, there were those in abundance. Most of these amenities had to do with the beauty of nature, the trees, the ravine and the ponds. The picturesque cedar buildings with their charming albeit unsafe shake roofs, the magnificent trees that were woven throughout the new community, and the people who were shown walking and riding bikes was a sight to behold. I became so giddy and excited to see how wonderful the vision was for this community, that while reading and looking through all of this I kept thinking, I live here! It is this feeling that I would like to see and feel around the community.

I would like to thank our Social Committee Chair, Darlene Slater, and her committee for bringing back some of the "old fashioned" sense of community. I would like to thank BJ and Gerry Underwood for being our on the spot reporters, communications gurus and emergency broadcasters and BJ's Communication Committee for their many hours of passing out flyers, notices, and *Turtle Talk*. I would like to thank our ARC/Grounds committee Chairs, Linda Garlinger and Lois Kamnitzer, for striving to keep our community beautiful while still moving forward with allowing some design changes. I would like to thank our Maintenance Committee, with a special thank you to Chris Willmore and Beth Humbolt, for providing untarnished ideas for keeping our community and buildings healthy. I would like to thank all our owners for being patient while we attend to your needs, and while it may take some time, your needs will be addressed. I would like to thank Kathi Horvath at Case Bowen for her dedication and extra time she has spent on our association's work. I would also like to thank our Board of Directors for building a spirit of cooperation in

moving forward with a positive outlook and by putting any negative personal feelings aside as we continue to make this community the most wonderful and timeless place to live.

Thank You,
Hildegard Jones

SEPTEMBER BOARD MEETING

Following is a summary of the September 27th board meeting. The August board minutes and the June, July and August financials are posted on our website <http://www.littleturtle.org/boardminutesandfinancials.2017.html> (password is **pickcond.**)

There were 29 work orders generated from 8/23-9/22/17. Mid-Ohio removed arborvitaes and performed turf repair at 5115 Chuckleberry along with paver patio restoration. #1 Plumbing Repairs completed leak repair outside 5008 Wintersong. B-Level completed foundation wall repair at 4995 Chuckleberry. Joseph Tree Service performed pruning services on trees tagged with red ribbons on 9/21-9/22. Deck Rescue completed clean & seal on Bldg 15 on Wintersong and touched up the rear of Buildings #24 - #26 on Chuckleberry. Garber performed first phase of annual inspection and installation of attic heat sensors; the final phase was done the week of 10/2/17. K&G did foundation wall repairs (I-Beam installations) at 4967 Smoketalk and 5068 Strawpocket on 10/2 - 10/4/17.

Aqua Doc cleared the north and south ponds of algae and submersed weeds. After all their work, the north pond started looking dirtier than ever. Research was started by Chris Willmore when he uncovered the problem was caused by a runoff from work being done by a contractor working on Firewater Lane. The City of Columbus was contacted, and an engineer was sent out quickly to clear the pond. The pond and plant life has been checked and is OK, the pumps will be evaluated this fall when they are removed. Our pond water is once again blue. Thank you, Detective Chris.

The ARC reported that the request for two trees to be planted by Joseph Tree Service and other plantings behind 5086 Grasshopper had been approved by the Board and work has started.

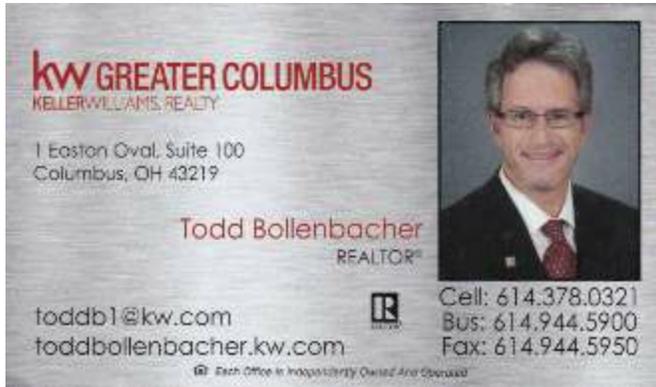
The Board approved a request to have yellow lines painted on the corner curbs throughout our community but especially where the school bus picks up and delivers children.

The asphalt replacement project was discussed. The Board is obtaining information and general bids from several contractors to provide them with information on costs involved. They are also discussing the pros and cons of doing the whole community at one time or one street at a time.

PARKING STRIPES???

The Board of Directors would appreciate your input on having parking stripes in all the parking areas. Cool idea or not?

Please let the board know your thinking on this - email them at <http://www.littleturtle.org/boardmembers.html> using the Board of Directors group email or put your comments in the mailbox beside the maintenance door at the clubhouse.



CAR BREAK-INS

Everyone has heard about or experienced the recent car break-ins at Little Turtle.

Keep your vehicle locked. Never leave anything sitting out, regardless of its value. Do you really want someone to smash a \$500 window to steal something of lesser value on the console or seat?

Be sure to report any break-ins to the Columbus police.

SOCIAL GATHERINGS

The social committee, consisting of **Darlene Slater, Don Schlaechter, Kendra Cline, Mitzi Payne, Cyndi Tussing, Debi Abbot, and Nikki Stoughton** have planned two new events.

10/15/17, 5:00-6:30 p.m. - New Resident Get Together - at the clubhouse. This is a gathering for new residents and Board. Notices have been given to the new residents with full information.

12/2/17 - Pickawillany Condo Association Holiday Cocktail Party at the Golf Club at Little Turtle. **SAVE THIS DATE** - more details will be coming out.

LOCK BOXES

"While Rich and I were out of the country, the fire alarm went off in our unit. The firemen were able to enter our unit using the lock box without damaging our door. I would strongly encourage people to use this." *Lois Kamnitzer*

Lois is addressing the lock boxes installed by the front door of every condo. The use of the box is not mandatory, though it is strongly encouraged. If you have not set up a secure code, emergency services may have to forced open your front door resulting in damage to the doors and its trim.

IF you want to establish a code for your lock box, contact Kathi Horvath at Case Bowen.

Everyone is a genius. But if you judge a fish by its ability to climb a tree, it will live its whole life believing it is stupid.

Albert Einstein

SECURITY LIGHTING REIMBURSEMENT

In some instances, common element lighting may be connected to your unit's electrical system. The Association keeps detailed records of these "hook ups" and reimburses the owners involved once a year for the kilowatt usage of this lighting.

Electrical reimbursements will be applied as credits for eligible residents in October 2017. Owners may email Marianne Bowles in Accounts Receivable, Case Bowen AFTER October 15 at mbowles@casebowen.com or call her at 614.799.9800 X 39 to check if they are receiving a credit and the amount.

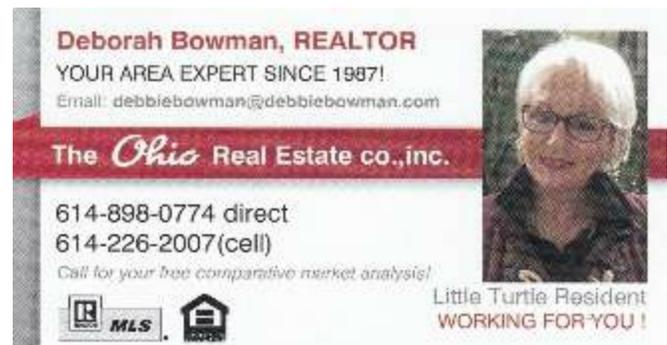
Owners may deduct the amount of the lighting reimbursement from their November association fees. If it is not deducted from the payment, it will remain as a credit in your account until there is a balance to apply it towards.

RENEWAL OF INSURANCE CERTIFICATES

If you have received a letter from your lender/mortgage company requesting updated information on the Pickawillany Master Insurance Policy, please contact Allison King, at the Ty Kashmiry Agency, 614.923.2886 ext. 82767.

They will usually ask for your loan number which is why you need to contact them directly.

The Pickawillany Master Insurance Policy was renewed in September with American Family Insurance through their agent Ty Kashmiry Agency, Inc. The new policy will expire on 9/9/18.



PICK LONG TERM MAINTENANCE PROJECTS

In August, we reported on two of Pick's long term maintenance projects - the electrical service panels and the clean and stain projects.

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

Ravine Project: This project was modified in 2016 to allow the natural order of the forest to capture elements of bio diversity that can be missing from sustainable harvested sites. Small patch reserves will conserve sensitive, localized resources such as steep slopes, fragile soils and habitat for certain species that benefit from intact forest canopies. If a tree needs to come down in the ravine area (such as one that may damage a condo when it falls), Joseph Tree Service will get the tree safely on the ground, and let it naturally decompose over time. If it is a tree along the edge of the wooded area, they will cut it down and get it on the ground in a common area so the wood can be hauled away.

The other part of the ravine project is to shore up the banks of the stream with concrete riprap - repurposing the material.

Some work has been done behind Wintersong and Smoketalk and Grasshopper. Due to work and budget restraints, the Association still has areas that require shoring up. We will have a lot of concrete riprap following the concrete work in the fall. The Board hopes to have fewer foundation issues and pipe breakage in the next year, and this riprap can be spread where it is most needed.

The Tree Conservation Program: This program was started in 2016 with Joseph Tree Service. As arborists, Joseph's did a full review of all our trees at the beginning of the program. They have been forced to remove some dead ones, but their focus is on preserving our trees. Joseph Tree Service was in our community this spring for tree removal and again recently cleaning up our trees, removing dead branches and trimming the crowns, etc.

Concrete Replacement Program: The Board and Case Bowen want to thank everyone in the community for their submission of pictures and information on bad concrete areas - great response! This information has allowed them to produce a spreadsheet for the present and future years. The areas are being evaluated on the basis of the severity of the damage and budget constraints. The concrete contractor will be out this fall to start the work set up for 2017. If you are not on the list this year, be assured your issue will be addressed in the future.

Downspout and Gutter Replacement Program: Our maintenance supervisor, Ronier Fernandez, has recommended using 6" gutters; gutters will be replaced on a need basis. Please place a work order with Case Bowen if you are experiencing a problem. Gutter guards are not required on all gutters and are being installed as needed. The downspout issue in our community is being addressed on an individual basis as each situation requires a different solution.

- Winterize outdoor spigots by turning off the indoor shutoff valve, opening the nipple cap on this valve and allowing the water to drain. It is important to leave the outside spigot open while draining the supply pipe to break a vacuum air-lock that may prevent the pipe from draining properly.
- Check your bathroom exhaust vents. Lint can build up in the exhaust return and become a fire hazard. Vacuum built-up dust on the blades and motor housing of ceiling fans.
- Replace damaged door seals and check the threshold for gaps. Install weather stripping around doors and windows.
- Check the batteries of your own smoke detectors and carbon monoxide units. Replace batteries if necessary - carbon monoxide units should be replaced every 7-10 years or as stated on the unit.

We have two ears and one mouth so that we can listen twice as much as we speak.

Epictetus

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

Address

Represented

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 (Just sold!)	Seller

Doug Turlo

614-419-2077

dturlo@HomeCentralRealty.com



Broker/Owner

Home Central Realty





Darlene Slater
Account Manager
Masters Insurance Group

178 West Schrock Road
Suite A
Westerville, OH 43081

Tel 614-471-2628
Fax 614-467-2031
slated2@nationwide.com
MastersInsurance247.com

FALL MAINTENANCE

As a reminder to all of us whose minds are filled with "more important" things, listed below are some recommendations to help maintain your property and cut costs.

- Have wood burning fireplaces and chimney inspection for winter. Do not burn pressed logs as they burn too hot for our fireplaces.
- Tidy the deck, balcony and sidewalk. Sweep off leaves, sticks and debris. Replace any loose screws or nails on your deck. Place the leaves and debris in a yard bag for pick up.
- Remove all garden hoses from your outdoor spigots. Store drained garden hoses inside your garage or basement
- Replace your furnace filter. This should be done every three months or more frequently. Replace your humidity filter. Have your furnace inspected.

DAMAGED TRASH CONTAINERS

If your trash container has been damaged - holes, missing the lid, etc., please contact the refuse collector at the 311 call center or email them at www.311.gov. Be prepared to provide the serial number on the side of the container (started with a T9) and a full description of the damage. If you email them,

you can attach a photo. Arrangements will be made to pick up and replace on the regularly scheduled pick up date.

PREVENT A FALSE FIRE ALARM

When you are having construction work - big or small - done in your condo, the dust and vibrations may set off our fire alarm system. To prevent this, owners may contact Garber Connect (614.212.7900) requesting they put the fire alarm system in their building in test mode for the day (8-5). If your project is set for more than one day, provide them with the dates of the project. This may be scheduled ahead of time.

It is your responsibility to tell your neighbors that the building's fire alarm system is in test mode and to call 911 if they detect any signs of a fire.

VAUGHN ABBOTT
REMODELING CONTRACTOR
5006 Wintersong Ln.
614-419-6153
vaughnabbott@gmail.com

*KITCHENS, BATHROOMS, BASEMENTS, FINE
CARPENTRY
SEE MY WORK*
www.vaughnabbottdesigner.wix.com/builder

ATTIC INSULATION

Believe it or not, the Department of Energy estimates that 80 million homes in the US are under-insulated and wasting energy. Heating homes is also still the number one use of energy in the US. After a snowfall is a good time to check your attic insulation. If you have good attic insulation, there should be a layer of snow on your roof - depending on the wind. A well insulated home will be much easier and a lot less costly to heat and cool as it keeps the heat from escaping through your roof.

The recommended R factor for Columbus OH is 38. The insulation will not only cut your heating and cooling bill but will reduce the chances of ice dams. Be certain the insulation you purchase is fireproof and moisture resistant.

There are many companies in the Columbus area handling attic insulation - rolled batts, blown fiberglass, foam spray and cellulose. Most of the companies will do free inspections on the amount of insulation presently in your attic. If the company you call will not provide a free inspection, you may want to call another company.

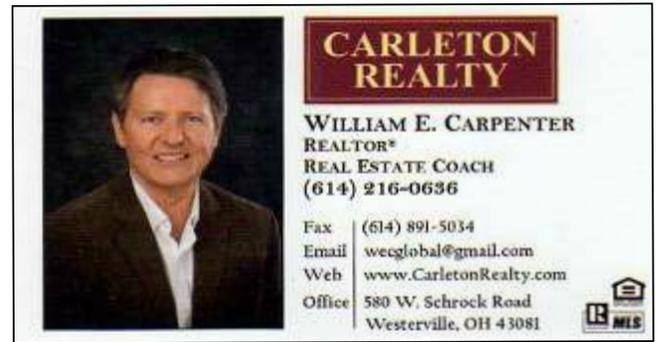
When I was five, my mother told me that happiness was the key to life. When I went to school they asked me what I wanted to be when I grew up. I wrote down "happy." They told me I didn't understand the assignment, and I told them they didn't understand life. - John Lennon

A LAST GOODBYE

Thomas J. Ucker, 5081 Chuckleberry 68, passed away September 7, 2017 at St. Ann's Hospital, Westerville. Tom is survived by his son, Zachary (Dawn), grandsons Riley Ucker and Devan Pignatelli, 5 brothers and 4 sisters.

The family asks donations be made to the American Lung Association.

Rest in peace, Tom.



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IMPORTANT DATES

- 10/9 - Columbus Day
- 10/26 - Board Meeting, 6:30 p.m., Budget - Case Bowen offices**
- 10/31 - Halloween
- 11/5 - End of Daylight Savings Time
- 11/7 - Election Day
- 11/11 - Veterans Day
- 11/21 - Board Meeting, 7:00 p.m., Club House**
- 11/23 - Thanksgiving

Refuse Collection - Every Thursday until 11/24 when it moves to Friday.

Recycling & Yard Waste - Saturday, 10/14, then every other Friday morning - 10/27 and 11/10, then Saturday 11/25, and back to Friday on 12/8. (Holidays really play with your mind.)

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

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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
- Patricia Hughes, Director - pwhughes@att.net
- Chris Willmore, Director - c_willmore@sbcglobal.net
- Cheryl Hill, Director - CherylHill.It@gmail.com

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: khorvath@casebowen.com

Emergency after hours: 614.265-1746 or 614.799.9800 #4

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