

Turtle Talk

October 2018

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



SEPTEMBER BOARD MEETING

Following is a summary of the September meeting. The June, July and August minutes are posted on the website - 26 work orders were submitted in August and 33 for September. A catch basin on Grasshopper is being replaced for \$1450. The board voted to accept bids from Mid-Ohio for \$1550 covering three jobs - steps and terracing for 4965 Smoketalk, 4995 Smoketalk and a tree removal from 4978-4976 Smoketalk. Mid-Ohio removed plants at the Board's directive at 4976 and 5978 Smoketalk. A contract with Joseph Tree Service was approved for \$1720 for removal of six trees.

Aqua Doc will clean our ponds for cattails, etc. The board approved a new contract at \$995 per season (same price for the last 10 years) for 2019 with an auto renewal provision unless the price increases.

Cast Concrete (new vendor) has been awarded a contract for \$6984.80 for work on a porch on Grasshopper, two garage floors and sidewalk on Smoketalk. A motion was passed to approve the revised turf damage repair behind 4944 Wintersong (\$420 cost was deducted from Brazilian Concrete's payment). Mid-Ohio will provide a cost for the time and materials at 5060 Grasshopper for the removal of a crabapple tree and replacement of railroad ties.

Garber has now completed both phases of the fire alarm inspection. Twelve 12 owners were not available for the inspection. If residents are not available for the alternative date of October 8, they will be charged a fine of \$100.00 if they have not made prior arrangements.

The ARC/Grounds Committee received two Request to Modify Common Elements from one owner after the modifications had been made. The ARC recommended that neither request be approved. The Board voted unanimously to have the areas restored to their original state at the owner's expense.

WORKING WITH OUR CONTRACTORS

Residents are not to give instructions or directions to either our maintenance personnel or our contractors. Both are doing jobs that are required in our community and have been given full instructions and both use punch lists which is a round up of final project details at the end of the project. They will complete the items shown on the punch list before the job is considered to be complete.

Giving the contractor or our maintenance personnel instructions or criticism while they are working on a project only delays the project. They are not working directly for you

- they are working for the Association and obtain their instructions from Kathi Horvath at Case Bowen.

Should you have any questions about their work, contact Case Bowen - do not speak with the contractor.

IVY

It is clearly stated in our resident's manual that ivy is not to be grown on fences and siding. Be sure you remove any that is growing. Sometimes, we allow it to grow on the ground as it provides a quick and cheap ground cover forgetting that it will quickly grow very thick roots and spread out and up - covering fences and siding in quick order. It literally grows into the wood -destroying fences and siding and even trees, costing our Association a hunk of money.

Any existing ivy on fences and/or siding must be removed by the time your building is scheduled for the clean and stain project. If you cannot remove it yourself, contact Mid-Ohio 740.927-8660 to remove it at your expense. The 2019 clean and stain project will finish up on Grasshopper and then move to the west end of Smoketalk.

COMING ATTRACTIONS

New Resident and Networking Gathering - welcome to all - Sunday, October 14, 5 PM, Clubhouse Have a product or service you would like the community to know about? New residents, we are here to help in any way.

Halloween Party for kids of all ages. Saturday, October 27, 6 PM, m clubhouse. Kids and residents invited. Trick or treat, games, costume contest, pumpkin painting, "witches brew" for adults.

Holiday Brunch at Golf Club at Little Turtle, Sunday, December 2, 12 Noon to 2 PM. This will be a RSVP event. You don't want to miss this! Five Pickawillany vendors have been asked for donations of \$200 each for this event. American Family Insurance, Joseph Tree Service and Able Roofing, Mid-Ohio and Garber Connect have all made donations. Thank you to all five contractors for their generosity.

Darlene Slater, Chairperson, Social Committee

GAS LEAKS

Gas leaks are occurring in our community as our meters and gas lines get old. If you smell gas - even if faint or outdoors - call Columbus Gas immediately. The leak will be repaired by the gas company.

There is a strong possibility that the gas company will be replacing our meters in the near future.

PRESIDENT'S COLUMN

I am the type person who loves autumn. I love all the changing colors of the leaves, the crisp air, the scent of fireplaces burning, and I am constantly amused by the squirrels who rush around trying to gather all the nuts they can find for winter storage. Ah, the nuts. As we did our CB/Board walk, I had a thought. What if the squirrels gathered all the acorns that fell and piled them up on the parking areas, ravine, patios and walkways for quick cleanup? Wouldn't we just love them? Wouldn't they be good neighbors and extremely welcome? Alas, this is not so.

Mother Nature has a way of letting everything and everyone know that we need to prepare for when winter comes, and prepare we must. The Association makes sure that our pool is closed and covered securely; our maintenance team works tirelessly to make sure that our pool furniture is protected each year. Then there are the leaves - the ones I love for the changing colors - that will inevitably fall in our gutters, on the parking areas, and on our patios, which no one is fond of. Our maintenance team prepares a plan of attack each year on how to combat the leaves and acorns that end up in the gutters; what month to begin, which location, and if all the leaves fall at once or will it be like last year and leaves fall all winter. Our landscapers are also bustling along attempting to gather all the leaves so much so that at times it is like the squirrels gathering their acorns.

I would ask owners to please be patient; there is no machine that will gather leaves and acorns before they fall. Many of our buildings have gutter guards and this creates the illusion that the gutters are full and torrential rains will cause the gutters to overflow at times - like your own private Niagara Falls - simply because of the volume of rain. If you do happen to notice water is overflowing your gutter with normal rainfall, please go to Caliber and put a work order in for our maintenance to check to make sure the gutters aren't full and there is no clog. Using Caliber will ensure that our maintenance supervisor sees the request the following day. Caliber can also be used to put in a request for the landscapers to come to your area and provide needed assistance with the removal of acorns and leaves.

Hildegard Jones, President

VAUGHN ABBOTT
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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!

Some days the supply of available swear words is insufficient to meet my demands.

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, once of year, 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 2018. Owners may email Luanne Ferguson in Accounts Receivable, Case Bowen AFTER October 15 at lfergerson@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.

PLANT WATER BULBS

I've been using the plant glass water bulbs for the last couple of months without issue. Today, after being away for only an hour or so, we arrived home and smelled smoke (like trash burning) and quickly discovered that dirt in one of my ceramic potted plants was smoking. The sun had magnified through the glass water bulb onto the dirt and was burning it. The large ceramic pot was sitting next to the patio door screen and not far from the cedar siding. Who knows what could have happened had we not gotten home when we did.

I've moved the water bulbs to where the sun does not reach them at all. Just a warning...

Deborah Hochbein

CABLE LINES

All cable lines should be buried by the cable company - not trenched. Please check the work of your cable provider so you continue to get good cable service.



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FALL MAINTENANCE

Listed below are some recommendations to help maintain your property and cut costs.

- Wood burning fireplaces and chimney should be inspected 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, and store drained garden hoses inside your garage or basement.
- Replace your furnace filter every three months or more frequently. Replace your humidity filter, and have your furnace inspected.
- 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 build-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.
- Batteries for your own smoke detectors and carbon monoxide units should be checked and replaced as needed. Carbon monoxide units should be replaced every 7-10 years or as stated on the unit.

DAMAGED TRASH CONTAINERS

If your trash container has been damaged - holes, cracks, missing the lid, etc.- please contact the refuse collector at the 311 call center or email them at www.311.gov. They will need the serial number on the side of the container (starts 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.

BUDGET MEETING

The October 24th Board Meeting will be the budget meeting and will be held at the Case Bowen offices. The Board solicits your opinions on areas of the budget that you consider that should be increased or decreased. You may send the information via email to the Board or place in the Suggestion Box outside the maintenance door at the clubhouse.

I don't have the time or the crayons to explain myself to you.

LOCK BOXES

Residents needing to have the code changed on their lock box (installed on the exterior of the unit) should contact Secure-A-Key directly at secureakey@who.rr.com or by phone at 937-408-8761. If there is a problem due to a malfunction, there is a warranty against any mechanical defect, but not for physical abuse of the lock box.

New owners wishing to have the code reset may contact Secure-A-Key to schedule an appointment; there is a fee for this service.

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



Home
of
the

3 Steps
For
TOP DOLLAR
Home Sale System

Normal is a setting on a washing machine.

GO FORTH AND VOTE

November 6, 2018 is General Election Day. It's heartbreaking that so many hundreds of millions of people around the world are desperate for the right to vote, but here in America people stay home on election day.

DELINQUENCIES

Q. What are the rules on delinquencies?

A. Succinctly put: 30 days past due - Association attorney will send a demand letter; 60 days past due - Association attorney will file a lien on the property, 90 days past due - Association attorney may begin the foreclosure process. Legal fees are added to the owners accounts in addition to monthly late fees and may not be waived. When an owner receives a late notice from Case Bowen, they should immediately respond and contact Luanne in the A/R Department to resolve the matter thus avoiding the account being sent to legal collections and the additional legal charges being added to their account.

RENEWAL OF INSURANCE CERTIFICATES

If you receive a letter from your lender/mortgage company requesting updated information on the Pickawillany Master Insurance Policy, please contact Allison Krafty at the Ty Kashmiry Agency, 614.923.2886 ext. 82767, or email her at aking@amfam.com

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. with a 4% increase. The new policy will expire on 9/9/19.

IMPORTANT DATES

10/24 - Board Meeting, 2019 Budget - Case Bowen

10/31 - Halloween

11/4 - Daylight Savings Time Ends

11/6 - Election Day

11/11 - Veterans Day

11/22 - Thanksgiving

11/28 - Board Meeting , 7 PM, Clubhouse

Refuse Collection - Every Tuesday - 10/9, 10/16, 10/23, 10/30, 11/6, then Wednesday 11/14, 11/21, and Thursday - 11/29, 12/6

Recycling & Yard Waste - Every other Friday -10/12, 10/26, 11/9 - Saturday 11/24, then back to Friday on 12/7.

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, Deborah Hochbein, Kathi Horvath, Hildegard Jones, and Darlene Slater

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PICKAWILLANY BOARD OF DIRECTORS

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Keith Shiban, Director - kshiban@hotmail.com

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MAINTENANCE PERSONNEL

Ronier Fernandez, Supervisor

Mikael Allen

David Neih

Fred Hoelzel, Part Time

IMPORTANT TELEPHONE NUMBERS

Emergency Fire or Police 9-1-1

Bulk Pick Up 614.645.3111

Caliber Portal

https://caiber.cloud/CaliberWeb2_CaseBowenCo/

Case Bowen - Kathi Horvath 614.799.98

Email: khorvath@casebowen.co

Fax: 614-799-8338

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 (Lockboxes) 937-408-8761

ALL MAINTENANCE CALLS MUST BE PLACED THROUGH CALIBER OR KATHI HORVATH



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