

Turtle Talk

February 2019

A Newsletter for Pickawillany Condominium Residents

www.littleturtle.org



JANUARY BOARD MEETING

Following is a summary of the January meeting. The November minutes and November and December financial's are posted on the website.

The Board voted to replace the wood garage doors when the garage floors are done contingent on funds available. The Board is studying alternatives to cedar wood as the cost continues to rise.

Joseph Tree Service is completing their evaluation for the trimming and possible removal of trees which has been delayed due to the weather. Their report should be received shortly.

The Reserve Study was completed in December; however, due to insufficient information, mistakes were made. Several members of the Board met with John; the study is being reviewed and corrected. Payment for the study will be withheld until the report is completed accurately.

Several residents have contacted Case Bowen with their compliments on the snow removal.

A motion was carried to accept the bid using Versa-Lock (not railroad ties) for 4944 Wintersong. This will be a test to see if Versa-Lock is a viable substitute for railroad ties that can rot, produce bugs, and can have toxic chemicals, etc.

VA approval is still pending - delayed due to the federal government shutdown.

Mid-Ohio is working on area in front of 4944 Wintersong, but weather conditions have delayed the project.

K&G completed I-beam installation and exterior wall movement repair at 5099 Chuckleberry.

Higher Power repaired lighting at pool. CST did a shut off valve repair on Chuckleberry.

JTS performed stump grinding at 5025 Chuckleberry. 4958 Smoketalk was inspected on the Board maintenance walk for cracks and foundation problems. B-Level has been contacted to provide a quote.

The Architectural Review Committee presented a Request to Modify for Board review and approval for 4972 Smoketalk for new windows from a vendor our Association has not previously used. The board voted to issue a May Proceed for the new windows.

BASEMENT WALLS

If you see mold or water damage on your basement walls, it is your responsibility to fix it. When the condos were originally built, many owners chose to upgrade by having paneling installed on their basement walls. However, this paneling was installed without a moisture barrier installed between the cinder block and paneling, thus allowing moisture to build up.

If this is the situation in your condo, you can remove the paneling and install a moisture barrier and then cover with new paneling or drywall. It is recommended that the cinder block be scrubbed and dry locked before the moisture barrier is installed.

CONDO SALES 2018

Pickawillany had 17 sales for 2018 with an average sale price of \$162,213 and an average of 19 days on the market. Seven condos sold for higher than list; four lower than list. The range was \$100,000 - \$195,000.

Chippewill had 22 sales with an average sale price of \$163,909 and an average of 16 days on the market. Four condos sold for higher than list, six lower than list. The price range was \$114,000-\$221,000.

Central OH median sales price was \$288,062 in 2018, up 6.1% from 2017.

PICKAWILLANY SAMARITANS

A resident on Wintersong was walking her dog in mid-December when her dog knocked her off her feet causing the resident to hit her head. Mid-Ohio personnel saw it happen and immediately called EMS who took her to the hospital where she had four stitches in her head and was released - taking her bruises and stitches home with her.

Mid-Ohio took her a poinsettia after she returned home. That's a wonderful example of caring! Thank you, Mid-Ohio!!

2019 ASSOCIATION GOALS

The Board has set the following goals for 2019.

1. Asphalt work will continue with Wintersong being done in 2019.
2. Concrete work to continue.
3. Continue investigating alternatives for cedar wood.

PRESIDENT'S COMMENTS

Happy New Year!! What a crazy way to begin 2019. We have had severe winter and light spring all in the same month.

With all the changes in our weather as well as our community, I would like to present this challenge to all our owners. I would like to see approximately 80% of our owners using our Caliber System that Case Bowen has brought to our community. If you haven't already done so, please sign up. You just need to provide your email address to Kathi, and she will send you the Caliber link - heads up though, *you will only have 24 hrs, to access it after you have been sent the link.*

In Caliber, you can update your owner profile, check the status of your account, and place work orders and enter ARC requests. When you put your work order in via Caliber, our maintenance team will have that information almost immediately; your issues would be addressed quicker. (No more middleman.) You will have the opportunity to check the status of the work order you put in and see any follow up notes.

All our condo documents are also available as they are under the Pickawillany Website. Under web links you can with one click go to the Pickawillany Website and find out what is happening in our world and check out important happenings under Bulletins. There is a link to Caliber under Community Leaders-Board members.

I really hope that our community takes advantage of all the information and ease of access that has been provided.

Hildegard Jones, President

REMINDERS

- Replace lids on salt buckets so the salt does not freeze.
- All trash containers must be returned to the storage areas on the day of service. This is not optional.
- Limited common element modifications, additions, repairs, and/or replacements *must be made with Board approval.* Any unauthorized modifications, additions, repairs, and/or replacements are subject to a maximum \$100.00 enforcement charge and/or the cost of restoring the property to its original condition. Check for the information and form required in the Resident's Manual before beginning a project.
- All dog owners are required to pick up after their dogs. The Association has installed doggie stations for the quick disposal of waste. Please use them.

Over Thinking: The art of creating problems that don't exist.

REMEMBERING BARBARA COLEGROVE

Barbara Colegrove moved to Little Turtle in 1979 from the Chicago area, her birthplace. She became active in the Pickawillany community, participating in committees and events, and was the typist for 'Smoke Signals' our original newsletter. Over the past 40 years Barbara made many friends and was known to the walkers on Smoketalk who passed by her home. They often stopped to talk with her as she worked in her small green-space and on the ravine hillside that she kept clear of weeds.

Because of a serious illness, in early August Barbara joined her daughter and son-in-law (Cindy & Larry) in California to enjoy their company, sunshine and warm weather. Barbara's health

continued to fail and she left this earth on January 5, 2019, just a few weeks before her 88th birthday. Barbara had lost her son, David Linn, only a few years ago when he died unexpectedly. She is survived by Cindy and Larry Recht of Newport Beach CA and relatives in Chicago and North Carolina. Her friends and neighbors at Little Turtle will miss her.

Kathy Murray

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 !

FOGGY WINDOWS?

A failed seal around the insulated glass unit allows moisture-laden air to get in between the panes which can lead to window condensation - the glass looking foggy, wet, or cloudy. In the past, the solution has been replacement of the glass or the entire window, both expensive.

A new service industry caters to the cleaning of the glass and the removal of moisture from the window panes at a fraction of the cost of window replacement. It involves drilling small holes (2 mm) in the glass, filing and draining the moisture, and re-tapping holes with one-way rubber valves that release moisture while preventing new condensation to develop between the panes and restores the insulation "r-value" which will help reduce heating and cooling costs to homeowners.

In the Columbus area, you may want to check out Glass Guru – www.theglassguru.com – 614-254-5548. The work is done on-site, and they offer a 10 year warranty on this service.

SOCIAL COMMITTEE REPORT

First, thank you for participating in our 2018 social events. 2018 ended on a high note with the holiday brunch at the country club. The Social Committee is calling on all residents to please support us throughout this coming year by participating in our money-making efforts to help fund our fun events, as well as to come to our get-togethers. In fact, some events we may ask you to support us financially (buy a raffle ticket), supply a baked goodie for the bake sale, or self-fund yourselves, for examples.

Second, your continued help is needed and appreciated! We are asking you to submit your ideas on generating proceeds for the committee. We know you have great ideas for fund-raising, and we anxious to hear from you, so please email those to: pickcondos@gmail.com.

Friday, February 1, the Social Committee held its first Friday Game Night at the clubhouse. For additional information on upcoming Friday Game Nights, please see article on Page 3.

Be sure to visit Activities/Events (under Community Tab) on the Pickawillany website for future events.

See you soon!

Darlene Slater, Chairperson



Darlene Slater
ACCOUNT MANAGER

614-471-2628 DIRECT
614-471-7676 OFFICE
614-467-2031 FAX
slated2@nationwide.com
800-421-3535 24 HOUR CLAIMS

178 W. Schrock Road, Suite A
Westerville, Ohio 43081

MASTERS
INSURANCE GROUP
Right here!

MASTERSINSURANCE247.COM

COYOTE ALERT

Coyotes are again being spotted in the Little Turtle area, and residents need to be careful about feeding animals outside. Be certain your trash is completely inside the trash container on trash days and don't leave trash sacks outside.

Coyote attacks on pets are not common unless the coyotes are protecting their lairs, but owners should keep an eye on their pets when they're outside, and don't leave food out for the neighborhood cat.

DAYLIGHT SAVINGS TIME

Daylight savings time begins March 10, 2019, 2 am.

"The government just sucked one hour of your life away. Tell me ... how does that feel?"

FOUNDATIONS AND ROOF LEAKS

Q. When the interior of a condo has water damage as a consequence of a foundation issue or a roof leak, who is responsible for the repairs to the interior of the unit?

A. Unit ownership means just that. Unit owners are responsible for the repair of their units, regardless of the nature of the repair. For example, if you have a roof leak, the Association is responsible for make timely repairs to your roof. However, any damage that the roof leak may have caused to the walls, furnishings or interior of your unit are your responsibility to repair. This applies not only to roof leak but also to foundation leak. It is the responsibility of the Association to repair the crack in the foundation and damages to the concrete slab but any damages that the foundation issue may have caused to the interior walls, floor coverings, furnishings or interior of your unit are your responsibility to repair. The damages to the interior of your condos should be claimed under your homeowner's policy.

Please contact our Property Manager, Case Bowen, immediately whenever there is watering damage from roofs or foundations or place your work order through the Caliber portal. This can save you money on further damages besides saving the Association money and time by being able to address the issue immediately. Don't let roof leaks or foundation damage go unreported.

My super power is holding onto junk for years and then throwing it away a week before I need it.

WINTER ISSUES

We are in the midst of another blast of snow and icy weather. The maintenance crew and Mid-Ohio have done their jobs well, but this still leaves bad-weather situations for residents to consider. The surest way to have a clear walk is to shovel your own area; it is not the responsibility of the Association to clear sidewalks.

If you know of neighbors who cannot clean their walks, consider doing it for them. You know the spots where water collects and re-freezes, so clear or salt those areas as needed. Call Case Bowen if you have a hazardous situation that you cannot tackle. Clear the path for the mail carrier. This and other helpful chores pay dividends in better neighbor relations.

Consider that winter is not to be spent entirely indoors - you can acclimate to the temperature if you spend more than a few minutes outside.

WANT TO CONTACT THE BOARD?

There are several methods of communicating with the Board allowing all residents the ability to let the Board know their concerns.

- The email addresses for the Board are listed on the last page of every *Turtle Talk* and on our website (www.littleturtle.org) under the tab "Community/communityleaders."
- A community mailbox is installed just outside the maintenance garage - right hand side as you are standing at the maintenance door.
- Contact our Condo Association Manager, Kathi Horvath either by email, khorvath@casebowen.com or phone (614) 799-9800 ext 31 .

Billion Dollar Idea: A smoke detector that shuts off when you yell, "I am just cooking."



William E. Carpenter, Realtor

614-216-0636
wecglobal@icloud.com




FRIDAY GAME NIGHT

Friday Game Night will be held every 1st and 3rd Friday of each month from 7:30-10:00 PM (February 15, March 1, March 15, April 5, and April 19) at the clubhouse. A variety of games will be available for play (cards, Scrabble, Dominos, RammyO, Left Center Right (LCR), etc.) and players will choose the games they want to play when arriving. Players can BYOB and snacks to share if they desire.

Please RSVP to Ldn5060@gmail.com or Laurie Gang at Lauriegang@gmail.com.

Additional information on Friday Game Night is available on our website under Bulletins and Community and Events (under Community tab).

POOPER SCOOPER

The Pooper Scooper Law in OH means that dogs are leashed AND curbed. Curbing your dog means cleaning up their fecal waste after they have done their business in a public place or neighborhood. It is an ethically and socially responsible thing to do. Avoid paying fines to the Association and incurring the animosity of your neighbors - pick it up!

The Association provides free poop bags located at doggie stations in several locations in our community.

BIRD AND SQUIRREL FEEDERS

Bird and squirrel feeders are a traditional means of attracting wild birds and squirrels. It is **strongly recommended** that residents not install feeders near the units/patios/decks but in the nature settings of the community to keep the animals away from the dwellings, thus avoiding any potential damage to our wood siding and keeping squirrels out of your attic.

Doug Turlo Marketing Advantages!

Most agents don't do the following marketing strategies when selling. I DO more so you GET more! ALWAYS compare my services before choosing an agent.

- 1. "3 Steps for Top Dollar" home sale system sells homes for MORE money!**
- 2. "Smart Pricing" potentially doubles the number of buyer views online!**
- 3. "Silent Sellers" point out benefits within the home during showings.**

Doug Turlo, Broker, Home Central Realty

614-419-2077



dturlo@HomeCentralRealty.com



IMPORTANT DATES

2/14 - Valentine's Day
2/18 - President's Day
2/27 - Board Meeting - Clubhouse, 7:00 PM
3/6 - Ash Wednesday
3/10 - Daylight Savings Time Begins
3/17 - St. Patrick Day
3/20 - Spring Begins
3/27 - Board Meeting, Clubhouse, 7:00 PM
4/1 - April Fool's Day

Refuse Collection - Tuesday - 2/5, 2/12, then Wednesday - 2/20, 2/27, 3/6, 3/13, 3/20, 3/27, 4/3, and 4/10

Recycling and Yard Waste - Every other Friday - 2/1, 2/15, 3/1, 3/15, 3/29, and 4/12

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, Kathy Murray
Distributors: Gracie Harper, Kathy Murray, Terri Shiban, B. J. Underwood, and Gerry Underwood
Webmaster: Gerry Underwood

PICKAWILLANY BOARD OF DIRECTORS

Hildegard Jones, President - president@littleturtle.org
Deborah Hochbein, V. P. - vicepresident@littleturtle.org
Cheryl Hill, Treasurer - treasurer@littleturtle.org
Chet Durham, Director - chet.lt.pick@gmail.com
Tina Frazier, Director - tina.s.frazier@gmail.com
Patricia Hughes, Director - pwhughes@att.net
Keith Shiban, Director - kshiban@hotmail.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 Pick Up	614.645.3111
Caliber Portal	https://caliber.cloud/CaliberWeb2_CaseBowenCo
Case Bowen - Kathi Horvath	614.799.9800 #31
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 (Lock boxes)	937-408-8761

ALL MAINTENANCE CALLS MUST BE PLACED THROUGH CALIBER OR KATHI HORVATH