

Turtle Talk

December 2020

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



BOARD MEETING

A special November meeting was held on November 17th to discuss replacement of the mule for the maintenance department. A motion to purchase a new utility vehicle at a cost of up to \$16,000 was approved unanimously. The November board meeting was held December 3 via Zoom. The October minutes were approved and have been posted to our website. The October financials were discussed by Marvin Blank and posted to our website.

Property walks on November 3 and 17th were attended by the majority of Board Members. There were 37 new work orders entered since October 18 and 38 open work orders completed and closed. Three notice letters were sent and two corrections made.

Brian Wilcomb, Maintenance Supervisor at The Golf Course at Little Turtle representative will work with us to allow the drainage problem to be addressed behind Smoketalk. The Golf Course has had a number of issues regarding the drainage and will work with us to resolve them. The insurance claim covering the damage for the tree falling at 5004 Wintersong is still open. The roof was repaired by Able/Crane Contractors on November 17; the downspouts and gutters will be replaced mid-December.

K&G installed beams at 4934 Wintersong, completed post installation at 4992 Wintersong, and completed demo of veneer wall at 4963 Smoketalk. Three bids were received for the work at 5115 Chuckleberry with K&G coming in as the lowest bidder. The board voted to accept K&G bid for the work on leveling the kitchen floor.

Joseph Tree Service did a full inspection and installed four green flags where new trees would be planted. They also reviewed the property for foundation issues from the roots of trees; none were found. Aqua Doc offered new winter storm water maintenance program for both ponds and pulled the fountains out for winterization service on November 12.

Reichle Brothers performed the leaf clean up the week of Thanksgiving. The ARC requested approval on request to replace the landing window and a slider with Rosati at 4956 Wintersong; the request to modify was approved by the Board unanimously.

2020 ACCOMPLISHMENTS

Let's review what we accomplished this year. This is just a small review and does not include the work done by our maintenance department.

1. Retaining wall installed on the Blue Jacket side of the pool - \$13,380.
2. Pool repairs were done - \$13,112.

3. Joseph Tree Service - removed 13 dead trees, pruned 35, installed 24 new plantings, applied on treatment of growth regulator and applied 48 treatments for apple scale/scab.
4. The Chuckleberry asphalt program was delayed until spring 2021 due to COVID-19. Grasshopper and Whistlewood will be done in 2021 as well as the seal coating of Smoketalk and Strawpocket.
5. Stain and Seal - Building 27 Smoketalk was done.
6. Additional doggie station was installed on the north side of the north pond (Grasshopper)
7. Concrete: Three sidewalks (34 ft., 17 ft., and 20 ft.) were done: \$3638.99, garage apron: \$843.00, and two garage floor/slab: \$3,353.40 x 2, K&G replaced two garage floors in addition to structural repairs for \$7300. Additional concrete work was done for \$4500. Concrete total: \$22,988.
8. Garage door replacements: \$1710.
9. Trenching/laying pipes on Wintersong (8 driveways and 8 catch basins) - Ronier hooked downspouts into drainage: \$6800.
10. Weep systems - one partial weep system \$1560.
11. Structural work - test pile and footer verification \$2000, 4992 Wintersong - post: \$2900, 4934 Wintersong - 7 beams: \$4000, 5008 Wintersong work: \$4500, 4963 Smoketalk - phase 1 - removal of "fake" wall in basement (engineer will observe and report what work needs to be done). 4955 Smoketalk also had phase I work: \$1000 (removed stucco and other surface material so engineer will observe and report what work needs to be done, and a slab was set at 5115 Chuckberry: \$7000.
13. Waterline repairs: \$8647 for two locations
14. Building one meter center: \$3996.
15. New Gator utility vehicle was purchased: \$16,297.
16. Annual meeting held in August at Pickawillany green space with social distancing and masks due to COVID 19.
17. VA approval received!!

DELIVERIES

Owners expecting a large item delivery (such as refrigerators) too wide to fit through the standard entry way and must be brought through the sliding glass door are requested to schedule a work order to remove a section of the fence and replace it at least 7-10 days in advance. The maintenance department is not "on call" whenever a delivery is made.

Thanks you for being courteous and placing a work order request in advance with Case Bowen.

PRESIDENT'S COLUMN

We are closing out 2020 and I am sure the majority, if not all, are saying good riddance to 2020, and we are looking forward with great anticipation and hope towards 2021. This year has caused the Association some anxiety and concern, however, we have shown that we are stronger than the dark forces that have tried to take us down. There has been an outpouring of community spirit, cooperation as well as patience and we feel that during these hard times it is this community spirit that will keep us moving forward.

We survived having to keep the pool/clubhouse closed due to the pandemic; we will come through this with a repaired pool, retaining wall and we will have safer clubhouse restrooms. We were able to have an Annual Meeting that was completely different than what we were accustomed to, but again we adjusted and survived. This year's Annual Meeting we welcomed three new Board members and said goodbye to three Board members who worked tirelessly to help keep this community great. We look forward to working with our new Board members: Marvin Blank, Eric Murphy and Linda Rowell, who we feel will bring much to the table.

We have discovered a new way to hold our monthly meetings via zoom, and we can and have experienced more owners attending. We had to have our Phase III of the roadwork postponed, however, 2021 will bring the total completion of the Pickawillany Roadwork Project, with the added bonus of having Smoketalk and Strawpocket seal coated! There was a delay in getting our concrete projects started, and again we had to adjust. We had to move getting the garages completed to 2021 due to the late start and not wanting to pose a major inconvenience to our owners. We were, however, able to have many of the severely damaged sidewalks done in 2020. We have met with a representative from the Golf Club and will be working with them to address the drainage issues that have plagued our community for many years due to the golf course runoff.

We've all gotten our budgets and coupon books and realize there is a slight increase in the reserve amounts. The Board continues to stay in line with the financial projection analysis presented in 2019. The analysis included the necessity for an increase to the reserve contributions and association fees, in order to maintain a reserve fund minimum of \$150,000.00 and continue with the necessary maintenance in our 46 year old community.

Hildegard Jones

FIREWOOD STORAGE

Firewood should not be stored against the building siding, fences, garages, or on decks without a log holder. Place firewood in a log holder which provides support and allows air circulation to siding, fences and deck wood.

At my funeral, take the bouquet off my casket and throw it into the crowd to find out who is next.

HOLIDAY DECORATIONS

The maintenance team did an excellent job decorating the property and the clubhouse. The blue lights are a great touch. Big shout out to Ronier and Michael.

Thanks to everyone who took the time and energy to decorate the outside of your condos to compliment the property decorations. Our condo association looks very warm and inviting decked out for the holidays.

Reminder - All decorations must be removed by January 15.

*I fear the day that technology will surpass our human interaction.
The world will have a generation of idiots.*

-Albert Einstein

New for 2020



**You find the buyer. I do the rest. For just 1%!
Plus I help you find the buyer!**

Average Little Turtle seller saves approx. \$8000!

**ALWAYS try this first. Logon to
AgentAssistMe.com or call for details.**

Doug Turlo, Broker/Owner

614-419-2077

dturlo@HomeCentralRealty.com

Creator of: AgentAssistMe.com





DEBI ABBOTT

| Realtor

614-313-7349
614-880-0808

debi.abbott@kingthompson.com
debiabbott.cbintouch.com

8800 Lyra Dr Ste 600
Columbus, OH 43240

 **COLDWELL BANKER** | KING THOMPSON

Owned by a subsidiary of Pennington Brokerage Group LLC

INFO ABOUT CLOTHES DRYERS

The heating unit went out on a friend's dryer. The gentleman that fixes things around the house for her told her that he wanted to show her something, and he went over to the dryer and pulled out the lint filter. It was clean. (She always cleans the lint from the filter after every load of clothes.) He took the filter over to the sink and ran hot water over it. Well...the hot water just sat on top of the mesh! It didn't go through it at all!

He told her that dryer sheets cause a film and that's what burns out the heating unit. You can't SEE the film, but it's there. It's what is in the dryer sheets to make your clothes soft and static free. You know how they can feel waxy when you take them out of the box...well, that stuff builds up on your clothes and on your lint screen. This is also what causes dryer units to potentially burn your house down.

He said the best way to keep your dryer working for a very long time (and to keep your electric bill lower) is to remove the filter and wash it

with hot soapy water and an old toothbrush (or other brush) at least every six months. He said that makes the life of the dryer at least twice as long!

How about that!?! I certainly didn't know dryer sheets would do that. Note: I went to my dryer and tested my screen by running water on it. The water ran through a little bit but mostly collected all the water in the mesh screen. I washed it with warm soapy water and a nylon brush - had it done in 30 seconds. When I rinsed it, the water ran right through the screen! That repairman knew what he was talking about so, I thought I'd share!

Contributed by Kathi Horvath

HOW TO AVOID ELECTRICAL PROBLEMS

Enlighten yourself with these tips so you can be a more responsible homeowner and be alert to dangerous electrical problems that need to be fixed by a licensed residential electrician.

- Your electric panel should never feel hot to the touch. A hot electric panel points to a big problem.
- Understand the breakers. These guys are your friends, even though you may find their interference irritating when they trip. They're trying to tell you something, and it's usually that you have too many appliances or gadgets connected to the same circuit. Reconfigure your appliances, and if the breakers keep tripping, get help from an electrician.
- Make friends with your fire extinguisher. The only safe way to extinguish an electrical fire is with a fire-retardant chemical fire extinguisher. Never use water; it conducts

Continued on Page 4

IT'S THE EXPERIENCE THAT COUNTS!



Just ask any one of my several thousand satisfied Real Estate customers!

LET MY ENERGY, ENTHUSIASM & EXPERIENCE WORK FOR YOU!



DELENA CIAMACCO SELLS LITTLE TURTLE!

#1 in Central Ohio for Over 20 Years* • #1 in the State of Ohio for Over 20 Years*
#1 Closed Dollar Volume for Over 20 Years*
Ranked in the Top 100 Realtors in the World for Over 20 Years*
Multi-Billion Dollar Producer
(*Among all RE/MAX Realtors Worldwide)



RE/MAX CONNECTION, REALTORS

614-882-6725 • www.delena.com • Email: delena@delena.com



DeLena Ciamacco

electricity. Keep fire extinguishers on each level of your home, and know how to use them and when to replace them.

- Feel your outlets. Place your hand on the outlets in your home. Warm or hot outlets point to trouble. A warm outlet could mean one of several dangerous situations is brewing: an electrical load on this circuit is too high, wiring is melting, wiring isn't up to code or is loose. Also, note if the outlets don't hold plugs, or if the outlet itself seems loose on the wall. Replace any two-pronged outlets with newer, grounded three-pronged outlets. Any outlet near water should be switched to code-correct GFCI outlets. Call an electrician to handle these requests.
- Keep an eye on the lights. Flickering lights could mean you need to repair or replace your electrical panel, or you have too many appliances plugged into one circuit. Don't ignore this issue.
- Ground older appliances. Older appliances could have grounding issues that might put you at risk for a shock. Ensure all of your appliances have three-pronged plugs that can properly connect to a grounded outlet. Any kitchen appliances with just two-pronged plugs should be replaced. If the outlets aren't grounded, they should be replaced, and a new circuit should be installed. Electrical work is inherently dangerous.
- Professional electricians receive years of training and on-the-job experience before the state grants them a license. Use discretion when attempting your own electrical work. To make sure all the electrical systems in your home are safe, up to code and working as they should, hire a trusted electrician to handle the job.

*It turns out that when asked who your favorite child is,
you are supposed to pick one of your own.
I know that now.*



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

MASTERSINSURANCE247.COM

SNOW AND ICE

The Association is responsible for snow removal from the parking areas and lanes when there is 2" or more of snowfall. The contract for snow removal for 11/1/20-10/30/21 was awarded to Reichle. Our maintenance team addresses particular problem areas, such as steep slopes.

It is the resident's responsibility to clear their own sidewalk as health and safety permits. If you are unable to clear your sidewalk due to a health issue or handicap, contact Kathi Horvath at Case Bowen to make arrangements for our maintenance team to clear your sidewalk.

When plowing is needed due to snow, cars should be removed from parking spaces so areas can be plowed. If you can't use your garage, there is parking on Blue Jacket. If cars are not removed, your area will not be plowed until the next rotation for plowing.


Salt buckets are set out throughout the community for residents use. Make sure the salt bucket lid is put back on security and replace the brick holding the lid down so the salt is not ruined when it snows. If everyone takes a minute to notice if the lid is off or on a bucket and puts it back on if needed, this will ensure that we have adequate salt for the reason.

COMMUNICATIONS COMMITTEE REPORT

The Communications Committee will end the year with a net profit of \$374.26. The committee determined it would donate \$100 to Mid-Ohio Foodbank due to the critical need and \$50 to the LTCA (Little Turtle Civic Association) carrying \$224.26 into 2021.

Two additional advertisers for Turtle Talk were added in 2020 without solicitation.

We will continue to be self-supporting for 2021.






Deborah Bowman,
REALTOR
Your little turtle expert since 1987
Email: debbiebowman@debbiebowman.com

Ohio Real Estate Referral Network

614-898-0774 direct
614-226-2007(cell)

Call for your free comparative market analysis!

WORKING FOR YOU!

*Be careful when you follow the masses ...
sometimes the "M" is silent!*

Turtle Talk is a community newsletter for and by Pickawillany residents. Suggestions and comments are always welcome - send to B.J. Underwood at 614.818.1596 or bjund02@gmail.com.

IMPORTANT DATES

- 12/2 - Int'l Day of Abolition of Slavery
- 12/10 - Chunakah starts - end 12/18
- 12/21 - Winter Solstice
- 12/25 - Christmas
- 12/26 - Boxing Day
- 1/1 - New Year's Day
- 1/18 - Martin Luther King's Day
- 1/24 - National Belly Laugh Day
- 2/2 - National Groundhog Day

Garbage Pick up: Tuesday- 12/8, 12/15, 12/22, Wednesday - 12/30, Thursday, 1/7, 1/14, Friday 12/22, and 1/29

Recycling and Yard Waste: Friday - 12/18, Saturday 1/2, Friday 1/15, 1/29

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

Contributors: B.J. Underwood, Linda Garlinger, Kathi Horvath, and Hildegard Jones

Webmaster: Gerry Underwood

PICKAWILLANY BOARD OF DIRECTORS

- Hildegard Jones, President - president@littleturtle.org
- Linda Rowell, Vice President - vicepresident@littleturtle.org
- Marvin Blank, Treasurer - treasurer@littleturtle.org
- Linda Garlinger, Secretary - secretary@littleturtle.org
- Chet Durham, Director: chesterdurham2915@att.nett.com
- Eric Murphy, Director - eric@littleturtle.org
- Keith Shiban, Director - kshiban@hotmail.com

MAINTENANCE PERSONNEL

- Ronier Fernandez, Supervisor
- Michael Garcia
- 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
- 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

HAPPY HOLIDAYS!

Stay safe and wear your mask.

Key REALTY

William E. Carpenter, Realtor

614-216-0636
wecglobal@icloud.com