

# Turtle Talk

April 2021

A Newsletter for Pickawillany Condominium Residents  
[www.littleturtle.org](http://www.littleturtle.org)



## **BOARD MEETING**

The March board meeting was held via Zoom on March 24, 2021. Linda Rowell led the meeting in Hildegard's absence. The February minutes were approved and the February financials were reviewed by Marvin Blank; both are posted to our website.

Two condos have sold in 2021. 38 new work orders entered between 2/24/21 thru 3/19/21 with 30 completed and closed. Reichie Brothers did snow removal and salting on a total of eight days during the winter. City of Columbus finally did the final inspection of beams installed at 4934 Wintersong on March 5.

Property walk included viewing of 4966 Smoketalk gutter that owner reported; Linda Rowell checked the next day during the rain and reported that the gutters were working well. 4962 Wintersong was inspected by Crane (formerly Able Roofing) after the owner reported roof leak; it appears to be from rotted wood around chimney. Crane did temporary repair by adding ice and weather shield to cover gaps and will provide an estimate for permanent repair.

M&D will be milling Chuckleberry on April 12; paving to be completed by April 26. The Board has requested a proposal from M&D for seal coating - phase 2 of the asphalt project. Joseph Tree Service was on site March 24 to compete the spring inspection of trees. Concrete work is scheduled to begin April 5 and be completed April 9.

A new adjuster at our insurance company is reaching out to the owner at 5004 Wintersong to complete some unfinished items under the insurance claim. K&G has scheduled a meeting with 4963 Smoketalk to explain the prep work that will be required. Contractors confirmed that the work required in the pump room will be scheduled after the 2021 pool season.

The Board discussed a May opening of the pool - article on page 2 for details. The annual meeting was discussed and set for May 27, 2021 at 7:00 PM - see following article for full details.

## **ANNUAL MEETING**

Due to COVID restrictions, the annual meeting will be held on **May 26, 2021 at 7:00 PM** in the green space next to the clubhouse due to COVID restrictions weather permitting.

There will be three guest speakers at the annual meeting to discuss a siding product the Board has been investigating as an alternative to maintaining our cedar siding since the cost of cedar siding has increased dramatically along with the cost of maintaining the siding and labor.

Danny Vaughn and Jay Riley from Kaycan Vinyl Siding, broker for KWP Siding Products, will be presenting information on an engineered wood sliding and Tye Lange of Muth Installation, a certified installer for KWP Siding, will accompany Danny and Jay to answer questions as well.

KWP Siding has 40 years in the industry and offers a 50 year substrate warranty and 25 year stain warranty and is the siding being used in Chip. Kaycan will be using their drones to measure each building in our association to provide the cost for the entire community. Samples of the siding will be presented. KWP's website is: <https://www.kwpproducts.com>

Four positions on the Board are open this year. To run for the Board, complete the nomination form that will be sent to each owner by Case Bowen in April and **return it by May 17 5 PM at the latest** to place your name on the list of candidates running for the Board. The actual vote will take place at the annual meeting. Nominations from the floor will be accepted - all candidates will nominate themselves for the Board. All unit owners attending may vote for their choice of candidates.

Proxies will be sent out by Case Bowen for use by owners who are unable to attend the meeting. Please complete the proxy and return it directly to Case Bowen by May 21 at the latest. It will not be accepted at the meeting as the proxies will be counted prior to the meeting. Any proxy holder named must attend the meeting for the proxy vote to be counted.

The board feels strongly about protecting the residents who do attend the meeting. Following are some requests and rules that will be in place for this meeting.

- It is recommended that only one member of each household be present due to space restrictions.
- Social distancing will be required. Marks will be placed on the grass on the distance may be maintained.
- Masks will be required.
- Please bring a bottle of water if needed.
- Please bring an umbrella if you want shade.
- Chairs will not be provided. If you need a chair, please bring one with you.

**Rain date is June 2th.**

There will be a special edition of Turtle Talk published in May to provide up to date information on the annual meeting along with a list of nominees.

### **PRESIDENT'S COLUMN**

This past year has been such a whirlwind; I would like to take this opportunity to thank all of our owners for their patience and understanding while we have all trudged along this unknown path. As life slowly begins progressing towards a somewhat normal level, we must continue to be vigilant in our efforts to remain safe. The Board will continue to follow the guidelines set by the Federal Government, State, County and City.

On the Pickawillany Community business front, we have been facing some very extensive foundation repairs and unfortunately the costs of these repairs are on the extreme side. This could hit the Association at a cost of upwards of \$150,000. The Association has had an increase in the cost of building materials such as siding and other lumber, and we have also had delays in shipments due to a lag from suppliers. Each of us have noted the similar price increases at the grocery and department stores. We, therefore, remind owners to have patience with their maintenance requests with regards to the siding. Our Maintenance Team continues to make sure that work progresses in a timely fashion in spite of this.

I encourage owners to use the Caliber Portal to put work orders in so that our maintenance supervisor will have the work order right after it is submitted instead of having to wait for it to be logged in manually.

The Board has had owners wanting to know about the KWP siding project that is happening in Phase II and if or when we will be getting it. We have requested a proposal for our property and have asked that the representatives give a presentation to the community during our Annual Meeting. They will be available for a Q&A after their presentation.

The most positive news is that the pool will be opening this year!! I would like to make sure that all of our owners understand that we are licensed by Columbus Public Health, and they can shut our pool down if we are found to be in violation of any current mandates. It is, therefore, imperative that we follow the rules as set forth by the Ohio Department of Health, Center for Control and Prevention and the Responsible Restart Ohio as set forth in the following article on the swimming pool.

I am looking forward to seeing all of you at the annual meeting and at the pool.

- Hildegard Jones

*My brain is like an Internet browser - 19 tabs are open,  
3 of them are frozen,  
and I have no idea where the music is coming from.*

### **MULCHING**

Reichle Brothers will be mulching our property within the next two week, April 12-26, 2021. Remember that fresh mulch can catch fire so watch your cigarettes.

### **POOL OPENING**

Should the current restrictions be lifted or modified, the tentative pool opening will be after our Annual Meeting. New pool cards will be handed out during the Annual Meeting to anyone who wants to receive the new card. Check our bulletin board for the opening date.

The sign up process will occur before the meeting and for a short period after the annual meeting. All owners wishing to receive a card will need to fill out new forms and will receive a handout on guidelines for using the pool that will pertain as long as the COVID Pandemic is present. The Board will closely monitor what Columbus Public Health and Franklin County publish since we are obligated to follow their guidelines in order to keep the pool open.

The Board is calling on volunteers to make sure that the pool tables, chassis, etc. are cleaned, and the number of residents present do not exceed our max capacity which will be limited during this pandemic, and ensuring tables and chairs remain six feet apart. Please let the board know if you can volunteer. A limited amount of loungers will be put out that will also need to be cleaned after each use. You may want to bring your own chair.

The information available at this point is primarily based on last year's guidelines observed in Franklin County and the City of Columbus. More news will be provided in our special edition in May and on our website.

The Ohio Department of Health, CDC and Responsible Restart Ohio has these guidelines posted that are Mandatory (Updated February 2021) .

- Stay home if you are sick or do not feel well.
- Use social distancing and maintaining at least six feet or more between individuals in all areas of the pool and deck whenever possible.
- No gathering in groups of different households
- Swimmers should not stand, sit, or otherwise block walkways or any identified narrow passage area.
- Face covering is encouraged when entering buildings or interacting in close proximity to other swimmers.
- Practice good personal hygiene including washing hands often with soap and water for at least 20 seconds, using hand sanitizer. Refraining from touching eyes, nose, and mouth with unwashed hands. Remember to cough and sneeze into an elbow, etc.
- Maintain public restrooms.



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### INVASIVE PLANTS WE NEED TO KILL

Below are ten of the most invasive non-native plant species in OH plus a few that we know affect our specific community. Some have a negative affect on our wildlife and others can destroy our wood siding.

Japanese and Tatarian bush honeysuckle and Tatarian bush, Lonicera japonica, Japanese Knotweed, Polygonum cuspidatum, Russian and Autumn Olive trees, Elaeagnus umbrellata, buckthorns, R. Catharatica, purple Loosestrife, Lythrum salicaria, common reed or Phragmites, Phragmites australias, Reed Canary grass, Phalaris arundinacea, Garlic mustard, Allaria petiolata, Multiflora Rose, Rose multiflora, Lonicera maackii, L. Tatarica, L. Morrowii, Cissuc (grape ivy), Boston and English ivy and poison ivy.

The first line of attack is digging and getting as much of the root AS POSSIBLE. Second is chemicals - please read the label and follow directions precisely for environmental and personal safety. There is not enough space in this edition to describe all the possible way to control invasive plants. You can find other treatments, along with more details on the above described methods and species-specific recommendation on The Nature Conservancy website [www.tncweeds.ucdavis.edu](http://www.tncweeds.ucdavis.edu)

*I had my patience tested. I'm negative.*

### DECKS

Looking forward to having a deck built this year? Take a moment to review the rules and procedures on adding a deck before you begin and save yourself delays and frustration. They are located in the Resident's Manual, page 26

<http://www.littleturtle.org/Resident's%20Manual%20Rev%2009.16.2020.pdf>

A Request to Modify Limited Common Property form, permits, neighbors approval and (2) sets of details plans should be submitted to Kathi Horvath at Case Bowen. The Board must approve any improvements done on the exterior of the condo inclusive of any common elements.

As an alternative, ChoiceDek, Trex, etc. composite decking and trim has been approved as an alternative to pressure treated lumber. (ChoiceDek Eden Series, Spice by Weyerhaeuser or equal is the approved color choice.)

### TREE AND SHRUB COOP PROGRAM

The Association offers a cooperative program for tree and shrub planting purchased and planted by owners with a reimbursement of 50% of the purchase price up to a \$100 maximum

Planting of trees and shrubs requires Board approval for the type and location before proceeding. Submit a Grounds Improvement Application to Case Bowen found in our Resident's manual:

<http://www.littleturtle.org/Resident's%20Manual%20Rev%2009.16.2020.pdf>

### CLUBHOUSE RENTAL

The clubhouse will not be rented out this summer due to COVID. Stay tuned. We will advise as soon as the clubhouse is open for rentals. Check the bulletin board on our website for updates.

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*DeLena Ciamacco*

### UNINVITED HOUSE GUESTS

Check out this article on wildlife by the Division of Wildlife contributed by Deborah Hochbein. Quite interesting. <https://ohiodnr.gov/static/documents/wildlife/wildlifemanagement/Uninvited%20House%20Guests%20pub083.pdf>

### GARDENING IN PICK

It's that time of the year when we start cleaning up our patios and entryway for spring. Pick up debris, fill in low spots, clean the flower beds, plant summer buds, edge flowerbeds, mulch if necessary. Now is the time to cut back perennials like hostas and day lilies that we did not get to last fall. For those with roses or climbing plants, such as clematis, this is a great time to thin it out and cut out the dead areas. Doing this helps rejuvenate the plant and prevent it from being overgrown.

This is also a great time to mulch. Mulching helps slow down weeds but does not stop them - you will always have weeds. There is no correct time to mulch - some find it easier to mulch before plant material comes up; it just becomes a little more time consuming after the plants have come up.

And don't forget to divide perennials. After so long, they out grow their space - they need to be dug up and divided. Chances are you will have extra which you may share with a neighbor or a friend. It's a great way to recycle plant material.

This is a great time to purchase perennials, trees and shrubs. Most plant material is just starting to bud out which means plants will stand a better chance of not going into shock. And since it is still cool outside, you will not need to water your plants as much.

April is a great time to start containers using perennials and herbs. You may want to hold up on the basil and annuals until May. You need to watch for low temperatures in early April and cover your containers at night with a sheet - not tarp or plastic - and immediately uncover in the morning. Or just move your containers close to your front door or slider if in the courtyard.

It is recommended that you hold planting annuals until May.

*On a Plumber's truck: "We repair what your husband fixed."*

### NEWS FROM THE LITTLE TURTLE CIVIC ASSOCIATION

LTCA has been advised by the City of Columbus Rec & Parks is approved for the grant to continue the Big Walnut bike trail through Little Turtle. There is no stated start date or completion date on this project. We do know that the trail work has already begun on the trail just south of Little Turtle on Cherry Bottom. MORPC will officially be releasing this info in April.

Stay tuned for the big plans for the community's Earth Day event on Saturday, April 24, 9AM to noon, which will not only include a community clean up, but also info on recycling, a park ranger on hand, and 100 tree saplings for giveaway. There will

be something for everyone, and we encourage everyone to come out with their children! We'll be meeting at Shafer Park, aka Big Walnut Creek Parkland on Cambria. If you are an LTCA member, you will receive an email. Final details will be posted on "Next Door Digest" and the "Little Turtle Community" Facebook page.

Regarding the proposed roadway project, the response to our signed petitions and letter to City Council was a referral back to Kevin Thomas, the project manager. The project is now expected to go to bid in early May, with the final bid accepted by City Council by the end of May. Construction could start in June. We encourage everyone to email or call 311 to voice your opinion to the City about the proposed roadway! In the event the project does happen as the City has planned, we have asked Kevin Thomas to work with us on providing as much green space as possible, with LTCA's offer to maintain it.

For information on LTCA or questions, please email us at [neighbor@littleturtleway.com](mailto:neighbor@littleturtleway.com).

*Darlene Slater, President, Little Turtle Civic Association*

*War does not determine who is right, only who is left.*

### BASEMENT PAINT

Hello, Neighbor. This is in reference to the February Issue of *Turtle Talk* that provided information on basement walls and water leaks (<http://www.littleturtle.org/TT%20-%20February%202021.pdf>).

Thirteen years ago Ohio outlawed oil base paints. Oil base paint is best used to cover the nuisance water staining on our basement outside walls as oil is much more resistance to water passing through. I have wasted a lot of money over the years on latex Drylok.

However, Sherwin Williams has and is allowed to sell their oil based, Extreme Block/Stain Blocking primer/sealer. It is good for interior and exterior applications; I have used it on both. I applied it about four months ago on the block walls underneath the stairway and in my utility room. To date no stains are showing through on the stairway walls and very little in the utility room. I painted over the latex Drylok. Definitely a paint to use in the warmer months so you can open doors and windows to let the condo air out.

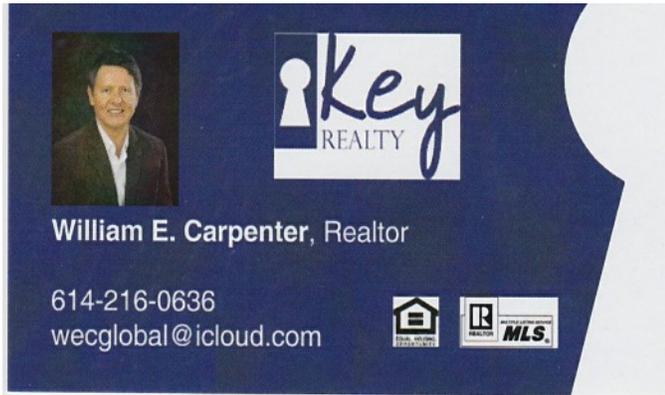
*William Carpenter*

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**COMMUNITY GARAGE SALE**

The annual Little Turtle Garage Sale is an event for the homes and condominiums in the entire Little Turtle area. This year it will be held on **June 5, 9-4 PM**. Check the bulletin board in the event the date is changed or canceled.

It is a great chance to trade unwanted items for cash, meet and greet your neighbors, and have some fun. Start cleaning out those garages and basements.

**FIND IT IN CALIBER**

Here's some things you can find in Caliber.

1. Items of maintenance for your condo - pending status and completed orders.
2. ARC requests for your condo -pending status and completed orders.
3. Account balances for your condo 2017-present.
4. Joseph Tree Service Complete Care Plan (also on our website)
5. Resident's Manual (also on our website)
6. Decs and By-Laws (also on our website)

**EXPERT HOME TIPS**

You may be interested in checking out Expert Home Tips - [exporthometips.com](http://exporthometips.com). Fun and informative site.

*Some days the supply of curse words is insufficient to meet my demands.*

**STAIN AND SEAL PROGRAM**

The Stain and Seal program may start later this year on Building #1 on Smoketalk. An order for cedar siding in the amount of \$16,228.32 has been placed on back order with no date given plus the fact that the cost of cedar siding has gone way up. Stay tuned. As mentioned earlier this newsletter, the Board is investigating alternatives which will be discussed at the annual meeting.

**APRIL BOARD MEETING**

The April Board Meeting will be held via Zoom on April 24 at 7:00 PM.. Check the Bulletin Board on our Website about two or three days before the meeting for information on how to sign in to the Zoom Meeting.

**GENERAL PREVENTION OF NUISANCE WILDLIFE**

Interesting website provided by Deborah Hochbein on methods of dealing with wildlife that can be a nuisance.

<https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/land-water/issues-for-landowners/nuisance-general-prevention>

**THANKS TO OUR HEROES**

Major shout out to all the people who have been putting themselves at risk to fight this pandemic and do the essential work including doctors, nurses, paramedics, police, emergency workers and other health care professional, pharmacies, workers at grocery stores and delivery personnel and people working the food banks! You are our heroes.

*Courage is grace under pressure.*

- Ernest Hemingway

**ATTRACTING HUMMINGBIRDS**

If you are interested in attracting hummingbirds, check out this site - it is interesting and filled with information.

[https://www.youtube.com/watch?v=W6wp648Xffg&list=PL8\\_HI\\_KPBTkwQ3srevhDAXvjWqJwfaZdv&index=49](https://www.youtube.com/watch?v=W6wp648Xffg&list=PL8_HI_KPBTkwQ3srevhDAXvjWqJwfaZdv&index=49)



**Darlene Slater**  
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**OUR MAINTENANCE DEPARTMENT**

Ronier Fernandez, Maintenance Supervisor, is finally taking a vacation - long overdue - from April 7 to April 28. Mike Garcia and Fred Hoelzel will be working daily to keep up the work load.

*I didn't say it was your fault. I said I was blaming you.*

*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](mailto:bjund02@gmail.com). *Turtle Talk* is available via email, our website or in the TT mailbox by the clubhouse door. **If you are not receiving *Turtle Talk* via email, please send B.J. Your email address.**

#### **IMPORTANT DATES**

4/22 - Earth Day  
**4/28 - Board Meeting Zoom - Check website bulletin board**  
5/5 - Cinco de Mayo  
5/9 - Mother's Day  
5/15 - Armed Forces Day  
5/23 - Pentecost  
**5/26 - Annual Meeting, 7:00 PM, Green space Club House**  
5/31 - Memorial Day  
6/5 - Little Turtle Garage Sale - 9-4 PM  
6/14 - Flag Day

Garbage Pick up: Mondays, 4/12, 4/19, 5/3, 5/10, 5/17, 5/24, Tuesday, 6/1, 6/8.  
Recycling and Yard Waste: Fridays, 4/9, 4/23, 5/7, 5/21 and Saturday on 6/5.

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, William Carpenter, Deborah Hockbein, Hildegard Jones, and Darlene Slater.

Webmaster: Gerry Underwood

#### **PICKAWILLANY BOARD OF DIRECTORS**

Hildegard Jones, President - [president@littleturtle.org](mailto:president@littleturtle.org)  
Linda Rowell, Vice President - [vicepresident@littleturtle.org](mailto:vicepresident@littleturtle.org)  
Marvin Blank, Treasurer - [treasurer@littleturtle.org](mailto:treasurer@littleturtle.org)  
Linda Garlinger, Secretary - [secretary@littleturtle.org](mailto:secretary@littleturtle.org)  
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Keith Shiban, Director - [kshiban@hotmail.com](mailto:kshiban@hotmail.com)

#### **MAINTENANCE PERSONNEL**

Ronier Fernandez, Supervisor  
Mike Garcia  
Fred Hoelzel, Part-Time

#### **IMPORTANT TELEPHONE NUMBERS**

Emergency Fire or Police	9-1-1
Bulk Pick Up	614.645.3111
Caliber Portal	<a href="https://caliber.cloud/CaliberWeb2_CaseBowenCo">https://caliber.cloud/CaliberWeb2_CaseBowenCo</a>
Case Bowen - Kathi Horvath	614.799.9800
Email: <a href="mailto:khovath@casebowen.co">khovath@casebowen.co</a>	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	
Columbus Police Department	614.221.2345
Columbia Gas Hotline	800.282.0157
Crime Reports:	<a href="http://www.communitycrimemap.com">www.communitycrimemap.com</a>
Garber Connect (After Hours)	614.212.7900 #2
Secure-A-Key (Lockboxes)	937-408-8761

**ALL MAINTENANCE REQUESTS MUST BE PLACED  
THROUGH CALIBER (PREFERRED)  
OR CASE BOWEN (KATHI HORVATH)**

**KEEP SAFE. WEAR YOUR MASK.  
DON'T PROCRASTINATE - SCHEDULE YOUR  
COVID-19 VACCINE SHOTS.**