

ARC/GROUNDS COMMITTEE – 2018 Annual Meeting Report

- Entry door replacement: If you want to replace your entry door with a style other than the approved six panel door, we ask that an owner submit a Request to Modify Limited Common Property (available for print out on our website) with a picture of the door and any other pertinent information. The committee and the Board does suggest that the door blend with the architecture of the buildings in style and color. Clear view storm doors only are also recommended.
- Many owners have replaced their windows and sliders over the past few years. While there are approved vendors as stated in the Residents Manual, it is helpful to submit the forms to the property manager so that this information becomes a permanent part of history for that unit. I would like to add that Andersen Windows now makes a custom window to fit the two windows in the living room of the three bedroom units.
- This spring the ARC Committee met to develop some guidelines for Gazebos. These structures have become more popular and are available in many sizes and styles. If you are interested in purchasing one of these for your patio or deck, please review the guidelines that are posted on our website.
- Anyone wanting to build an expanded deck must submit a Request to Modify Common Property. Again all information required is available on the website.
- A reminder that any home owner wishing to improve the limited area of their unit by planting shrubs or a tree is required to submit a Grounds Improvement Request with drawings and in the case of a tree the type of tree to be planted. The Assoc. will reimburse the owner up to \$100.00.
- If this all seems like a lot of rules and regulations, please remember that the purpose of the Architectural Review Committee is to maintain the architectural integrity of the community. This can't be accomplished without the understanding and cooperation of every unit owner. We all want this to be a beautiful place to live for many years to come. It takes all of us working together to do that.
- I would like to recognize the members of the committee, Lois Kamnitzer, Kathy Murray, Keith Shiban, Jana Weaver and Cindy Ravitsky. Their commitment to the mission of the committee is greatly appreciated.
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Linda Garlinger, Chairperson

COMMUNICATIONS COMMITTEE – 2018 Annual Meeting Report

I would like to introduce our committee: Kathy Murray, Gracie Harper, Terri Shiban, Gerry Underwood.

Turtle Talk is published every other month starting in February of each year in addition to special editions. There are three ways to receive Turtle Talk: door, email or on our website. Obviously, the committee encourages every resident to sign up for email delivery

We started accepting advertising in TT in 2011 approximately 10 years ago and by 2013 was making a profit which was used by the betterment of our community. However, in 2016 we had a loss of \$18.52. In 2017 when we started accounting for the website through our Communications Budget, we requested the board budget a small amount (less than \$1000.00). In 2017, we did have a loss of last year we had a loss of \$39.66.

Thanks to the hard and consistent work by Gerry Underwood, our Website has a ton of information about our community. Do check the bulletins frequently as they include important notices, upcoming events, work that may affect the community, alerts, etc.

B.J. Underwood, Chairperson

MAINTENANCE COMMITTEE – 2018 Annual Meeting Report

1. Compliments of the resourcefulness of Deborah Hochbein: A. Add the decoy wood boring bee hives around your cedar decks and siding. B. Invest \$10.00 on Amazon to purchase a fake owl to hang outside your second story balconies to ward off wood peckers from damaging the cedar.
2. Everyone can be on the maintenance committee by doing your own 'walk-around' your unit as well as your multi-unit complex. This is what you look for:
 - A. Keep mulch away from cedar siding as it attracts ants and termites. Best if you choose an alternative product to keep from having an issue with these critters. Per Kathi Horvath, spray WD-40 into the holes to kill larvae.

B. Look out the windows during rains to see if water is flowing over stopped up gutters. If you notice a rainfall affect then the gutter is stopped up. Grab an umbrella and go out during heavy rains to check that water is flowing out of your horizontal runs into the ravine, or into your driveway to the storm sewer. Water needs to be drained ten feet or more away from the foundations.

C. Look for cracks in your exposed, exterior, foundation walls.

D. Look for sidewalk cracks within six to ten feet of your basement walls. Water seeps into these cracks and finds its way to and seeps through the cinder block into the crawl spaces. You will want to caulk and seal the cracks to prevent this...

E. Look for open holes, cracks, or splintered cedar siding boards.

F. Inspect the piece of plywood closing off the bottom of your chimney. If it is rotted, has gaps, that let's air in the wall space to enter your home during the winter months and adds to your fuel expense.

G. Existing doors and windows are not operating easily or perhaps not at all? Window brackets can be replaced and rollers for the doors too. Each is about \$20-\$30 the last time I had to buy them. Kerbler Window and Door Co. in Worthington is the best place to get parts. (614) 885-5387. kerblerco@sbcglobal.net. [6491 Proprietors Park Way, Worthington 43085](http://www.kerblerco.com). Maintenance guys should know how to replace these and may do so after regular work hours for an extra charge. We also have a couple of home maintenance contractors in our community, Vaughn Abbott 614-419-6153.

H. I found a \$10 LED fixture that fits into the electrical boxes of the 8" square existing light fixtures. Home Depot has them. They replaced the surface mounted and bulky fixtures in the master bath.

You are invited to email me your challenges and successes with maintaining your home. We can compile a list of contractors not to use as well as ones that show competence and affordability. We can also consider group discounts with contractors if two or more of us are replacing windows, doors, furnaces, water heaters etc. at similar times. When winter approaches is when we get our furnace contractors out to check the equipment. Great time to get a group discount for and with your neighbors.

William Carpenter, Chairperson

SOCIAL COMMITTEE – 2018 Annual Meeting Report

The Earth Day was successful! We had 20 residents drift in and out, working together almost two hours. We collected a lot of debris, and the prize went to the resident who found and collected a dead critter. Thanks, Jerry! We swept around the clubhouse and placed plant cages over the newly planted trees. We had snacks on hand: coffee, hot chocolate, juice, donuts, homemade muffins and homemade worm cupcakes, and fruit, so everyone enjoyed the camaraderie and the mission. On behalf of the Grounds/ARC and Social Committees, we truly appreciated everyone's contribution and commitment to keep Pickawillany a clean neighborhood. Thank you!

50/50 Raffle tickets were sold during the garage sale at the annual meeting, drawing the winning ticket at the annual meeting. We also plan to incorporate the 50/50 raffle into the other events this summer to supplement our budget.

We will be starting Bingo Sunday, June 10, 7 PM, and we are planning Bingo for the second Sunday each month. We may add to the schedule later. We already have a sponsor for the first bingo night! We've started a discussion with the president in Chippewill to see if there would be any interest in joint Bingo events.

The committee is planning a social event each month, subject to change. Of course, any event where adult beverages might be available is not endorsed by the Pickawillany board of directors; the social committee is merely organizing the event on behalf of the residents.

Future events:

June 15, 7 PM - Luau and Frozen Drink Night

July 21, 7 PM - Wine Tasting with guest musician

August 18, 5 PM - Annual Picnic

September 22, 7 PM - Oktoberfest Beer Tasting and Brats

October TBD - New Resident Get Together and Networking

December TBD - Holiday Brunch

Darlene Slater, Chairperson