

# Turtle Talk

April 2019

A Newsletter for Pickawillany Condominium Residents

[www.littleturtle.org](http://www.littleturtle.org)



## **MARCH BOARDS MEETING**

Six residents and six board members met for the March 27 board meeting; see summary below. The February minutes and January financial's are posted on the website,

Two condos on Smoketalk were sold in February.

As of February 28, the delinquencies \$21,553.86, down from the January figure of \$24,662.35.

The retaining wall at 4944 Wintersong has been completed.

The board agreed to Ronier Fernandez, Supervisor of our maintenance crew, purchasing an Evolution Disc Cutter developed for asphalt and concrete at a cost of \$239. They also agreed with his idea of testing a newer french drain system, the NDS French Drain System, which is an all inclusive systems that can be applied as landscape drains, roof run-offs, basement dewatering, retaining wall drains, foundation of perimeter drains, interceptor drains and curtain drains. The cost is \$40 per 10'. Ronier will be testing this system in our community for ease of application and cost.

The board voted approval on the request for an engineer report for drawings and evaluations of foundation issues at 4960 Smoketalk and 5068 Smoketalk at \$2500 for both units. 4999 Chuckleberry and 4984 Wintersong are set up to be observed while 4984 Wintersong requires our maintenance crew to remove drywall and make some repairs to bandboard below the slider.

Joseph Trees Service won the bid at \$14,841.45 for the spring tree trimming and the removal of four trees. A quote will be requested from Mid-Ohio on four replacement trees to be planted within our community this fall..

Mid-Ohio submitted a proposal to run the open pipe to the roadway behind 5060 Grasshopper. After some discussion, the Board is requesting an alternative plan - to run the piping down the hill into the ravine area. Property Manager to obtain cost for this option.

VA approval is still pending - possibly due to the government shut down. Our reserve study has also been delayed for unknown reasons; it is costing the company doing the study 10% for each month delayed.

## **INFORMATION UPDATE**

Earlier this year, our condo attorney advised it is against our by-laws to use Association fees for social events. The by-laws state the dues as for maintenance, management, repair and replacement of the common areas and facilities, the costs paid for the management and administration (accountants, attorneys, and other employees). Although our Association has allocated monies to the social committee in the past, now the social committee will need to raise money or seek donations and sponsors.

*It ain't what you don't know that gets you into trouble. It's what you know for sure that just ain't so.*

Anonymous

## **SOCIAL COMMITTEE REPORT**

WE NEED YOU. The Social Committee is 100% self-funded this year, and we need your support in several different ways to help us continue to build community spirit! We will be holding fund-raising activities and will be asking you to participate either financially or donations of time, gifts or services.

There will certainly be more information coming in the next 30 days, so stayed tuned!

Lynda Nelson and Darlene Slater, Co-Chairs

## **FRIDAY GAME NIGHT**

The final Friday Game Night for the season will be held Friday, April 19 at the clubhouse with a variety of games (cards, Scrabble, Dominos, RammyO, Left Center Right (LCR), etc.). 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](mailto:Ldn5060@gmail.com) or Laurie Gange at [lauriegange@gmail.com](mailto:lauriegange@gmail.com).

The games will be suspended until Friday, November 1 when they will resume on the 1st and 3rd Fridays of the month.

## **EARTH DAY CLEANUP & PLANT AND BAT HOUSE SALE**

The Social Committee will have an Earth Day Cleanup along with a plant and bat house sale on Saturday, April 27, 9 AM at the clubhouse.

## **2019 SWIMMING SEASON**

The Pickawillany swimming pool will be open May 11 through September 30, 2019 from 8:00 AM - 9:00 PM for the 2019 season.

If you do not have a pool pass card which is required for entry, please contact Kathi Horvath, our Property Manager.

Six non-occupant guests per unit are permitted and must be accompanied by the unit owner or authorized occupant in the unit if the unit is not owner occupied.

Please review and follow all the pool rules posted at the pool and on our website. Pool rules violations are subject to a \$50.00 per day enforcement charge and/or suspension of all pool privileges for the swimming season. Unauthorized pool use is also subject to a \$50.00 fine and possibly other penalties.

NOTE: This obviously dispels the rumor that the board decided the swimming pool will not open for 2019. Our pool is an amenity listed in our Decs and Bylaws and would require a vote of 75% of the ownership to close, not a vote by the Board.

It is important when owners hear rumors, they should contact Kathi Horvath for clarification or confirmation rather than spreading the rumor.

## PRESIDENT'S COMMENTS

When my husband and I were deciding on where we wanted to put our permanent roots down, we didn't have to look too hard or far. Pickawillany had been on our radar since the mid 80's when my mother-in-law considered this community to be her dream place to live. She unfortunately never did move here, but she always talked about the beauty of the property and surrounding area. As previous homeowners, we had no idea what living in a condo community was all about. We had owned houses, lived in apartments, as well as in military housing. Our conception was that we would have maintenance free lifestyle with no grass to mow, weeds to pick, no house to paint, no driveway to maintain. The kicker we found out about is that someone has to do and pay for the maintenance, right? In order for us to have this maintenance free lifestyle, we all have to share in the costs for all of this.

The second reality that hit was that living in a condominium association is like joining a club. Rules and regulations (the By-laws) are set, and you agree to follow them when you buy your condominium. While it is true we own our unit and a portion of the private land that it sits on and a share in the amenities such as our swimming pool and clubhouse, it is also true that we own the share of the costs to maintain and repair all 193 units on our property.

The Association (comprised of 193 owners) uses the Bylaws and an elected Board of Directors, made up of seven unit owners, to govern the policies of the condominium community, allocate expenses for maintenance, and collect the monthly, quarterly or annual association fees that each owner pays for building, insurance and community maintenance. We, as the Board, try to keep costs down as much as possible and do look at each and every issue as though it was in our own unit when making decisions in a timely fashion. This is part of our fiduciary responsibility as a Board member.

Hildegard Jones

## SHOUT OUT TO OUR MAINTENANCE PERSONNEL

Our maintenance guys built protective houses for our fire alarm outdoor keyboards during February. Not only do they protect the keyboards from the weather, they blend right in with the architecture of our buildings - and they were all built from scrap lumber. **Kudos to our maintenance staff.**

## ANNUAL MEETING

The PCUOA annual meeting will be held on May 22, 2019 at the Golf Club at Little Turtle. The meeting room has been reserved from 6:00-9:00 PM with the meeting starting at 7:00 PM sharp. There will be a cash bar and finger snacks. All residents/owners are welcome and encouraged to attend.

Big News: The Social Committee will be holding a 50/50 raffle at the annual meeting. Please bring cash or check as they are unable to accept bank card. They will also hold a Silent Auction at the meeting. Will you donate a product or service? If so, please contact Lynda Nelson (614.891.1132).

Four owners will be elected to the Board of Directors; it is time to give serious deliberation as to whom you trust to represent the interests of the entire community.

Now is a good time to reflect on how you can contribute to the Association and consider running for the Board of Directors. Case Bowen will send nomination forms to all owners in early May. All nominations must be into CB by **5:00 PM on May 16 to be noted in the special edition of May Turtle Talk.**

## LITTLE TURTLE GARAGE SALE

The Little Turtle Community Garage Sale is set for June 1st, 9AM-4 PM. All residents within Little Turtle are encouraged to participate.

Time to clean out the garage and home of unneeded items that could be sold. Get the excess ready for the garage sale.

The Social Committee will hold a bake sale for the social season. Please bring some baked goodies to the clubhouse. The bake sale is open to all residents and the public. Drinks will be available for sale.

A big shout out to the Little Turtle Civic Association for again covering advertising expense.

## When Results Matter:

**I beat the 2018 avg days on market by 60%**

- **Central OH avg days on market: 32**
- **My listings avg days on market: 13**

**ALWAYS compare my strategies  
and results when selling.**

**Doug Turlo, Broker, Home Central Realty**

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**MORE SOCIAL EVENTS**

- Saturday, June 15, 7:00 PM - Sip and Paint- \$fee - Clubhouse
- Saturday, July 20, 7 PM - Wine Night - Clubhouse
- Saturday, August 17, 5 PM - Annual Picnic - Clubhouse
- Sunday, September 15, 5 PM - New Resident Get Together- Clubhouse
- Other events with dates to be determined - Rock Painting, Bingo, Halloween party, holiday brunch.

**CO-OP PROGRAM**

You may want to look into our co-op program when planning your planting season. The Association will reimburse 50% of the purchase price for trees and shrubs up to a maximum of \$100. Prior approval is required for the type and the location of the tree or shrub to be planted. Submit the Grounds Improvement Application, page 33 of the Resident’s Manual, noting you are applying for the co-op program.

**REMINDERS**

- Store trash and recycle containers inside the garage after collection pickup days(s).
- Report vandalism to the Columbus Police at 6124.645.4545 or email [311@columbus.gov](mailto:311@columbus.gov).
- Remember to schedule the annual maintenance check up for your appliances and change any filters as required.
- Check either the bottom of your fire extinguishers for an expiration date or the instruction area for a small note of the year of expiration. If you cannot locate a date, the average life span is 12 years.
- Resident’s spring clean up should include patios and mulch beds/gardens.
- Check your windows and sliders doors for broken seals in need of repair. If they appear foggy or iridescent, it usually is an indication of a broken seal. Contact James W. Fox Company to obtain an estimate to repair broken seals at 6124.267.2543.

*The only difference between death and taxes is that death doesn't get worse every time that Congress meets.*

Will Rogers

**DELINQUENCIES RULES**

After the 15<sup>th</sup> of each month, a late charge is assessed and will continue to be charged monthly until the account is fully paid and current.

Voting rights and pool privileges of an owner will be suspended during any period in which they are in default.

An outstanding balance on an owner’s account which is delinquent 60 days or more will result in the Association filing a lien against the unit. The lien will include all past due amounts and any subsequent charges that are owed to the Association including monthly assessments, water and sewer charges, late fees, interest, attorney and paralegal fees and court costs for collection/foreclosure action.

After filing the lien, the Association will have the option of pursuing a foreclosure or collection action as the Board determines in its sole discretion. The delinquent owner will be responsible for all costs related to collection of past due amounts including all attorney fees.

I’m great at multitasking. I can listen, ignore and forget all at once.  
 Anonymous

**CLEAN AND STAIN PROJECT**

Building 18 - 5086-5102 Grasshopper - will be the only building cleaned and stained in 2019. Our maintenance personnel will be replacing bad wood on this building in May and early June. The staining will start June 18<sup>th</sup>, Tuesday.

Notices will be put on each unit advising of the actual staining start date and measures to be addressed.

**CLUBHOUSE RENTAL**

Are you planning a party or a meeting? Our clubhouse (equipped with TV and Wi-Fi) is available for rent. There is a \$150.00 refundable deposit; no rental fee. Required forms: Pool House Rental Agreement and Pool House Cleaning Checklist available on our website ([www.littleturtle.org/rules,regs,andreports/Resident’sManual](http://www.littleturtle.org/rules,regs,andreports/Resident’sManual), page n-o).

Please contact Kathi Horvath at Case Bowen to make reservations (614.799.9800) or [khurvath@casebowen.com](mailto:khurvath@casebowen.com).



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**THERE IS NO POOP FAIRY!!!!**

Dog poop is a big issue - certain owners do not believe they need to pick up after their dog. To these owners we say: The fine is \$50.00 per violation.

These particular dog owners may want to remember that everyone walks around with a cell phone ready to snap your picture when you fail to pick up after your dog. And some residents are even willing to follow you home to obtain your address. Remember the poop fairy is YOU.

**IMPORTANT DATES**

- 4/19 - Final Game Night, 7:30-10:00 PM, Clubhouse
- 4/22 - Earth Day
- 4/27 - Earth Day Clean Up and Plant & Bat House Sale
- 5/11 - Swimming Pool Opening Day
- 5/12 - Mother's Day
- 5/22 - Annual Meeting - GCLT, 7:00 PM
- 5/.27 - Memorial Day
- 6/1 - LT Garage Sale - 9:00 AM - 4 PM

Refuse Collection - Wednesday- 4/10, 4/17, 4/24, 5/1, 5/8, 5/15,5/22 . Then it moves to Thursday 5/30 and 6/6

Recycling and Yard Waste - Every other Friday - 4/12, 4/26, 5/10, 5/24, and 6/7

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, Hildegard Jones, and Darlene Slater.

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**If you have suggestions or comments regarding TT, please contact B.J. Underwood at 614.818.1596 or [bjund02@gmail.com](mailto:bjund02@gmail.com)**

**William E. Carpenter, Realtor**  
 614-216-0636  
 wecglobal@icloud.com

**PICKAWILLANY BOARD OF DIRECTORS**

- Hildegard Jones, President - [president@littleturtle.org](mailto:president@littleturtle.org)
- Deborah Hochbein, V. P.- [vicepresident@littleturtle.org](mailto:vicepresident@littleturtle.org)
- Cheryl Hill, Treasurer - [treasurer@littleturtle.org](mailto:treasurer@littleturtle.org)
- Chet Durham, Director - [chet.lt.pick@gmail.com](mailto:chet.lt.pick@gmail.com)
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- Patricia Hughes, Director - [pwhughes@att.net](mailto:pwhughes@att.net)
- Keith Shiban, Director- [kshiban@hotmail.com](mailto: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](https://caliber.cloud/CaliberWeb2_CaseBowenCo)
- Case Bowen - Kathi Horvath 614.799.9800 #31
- Email: [khorvath@casebowen.co](mailto: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](http://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**

**Be happy to see us!**  
 Our favorite foods are termites, wasps, hornets, maggots, rats, mice moles, cockroaches, and snakes!  
 We don't want to spray you! It depletes our resources and leaves us vulnerable for up to ten days. Give us some space and we can help you!