

# Turtle Talk

AUGUST 2020

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



## **ANNUAL MEETING**

The annual meeting, originally scheduled for May, has been re-established as an outdoor annual meeting at the playground beside our clubhouse for August 26, 6:30 PM sign in, meeting at 7:00 PM. Outdoor business meetings are allowed during the pandemic.

This meeting will not have all the content of a traditional annual meeting. It will provide a 2019 finance report from the Treasurer, a vote on the May 2019 annual meeting minutes and an introduction to the five candidates running for the board with a short time for each candidate to speak.

The board feels strongly about protecting the residents who do attend. Therefore, following are some requests and rules that will be in place.

- 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 so 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.

**See page 6 for a list of nominees.** You may want to bring a copy with you to the meeting for ease in voting. Nominations from the floor will be accepted

Anyone who is unable to attend the meeting is encouraged to submit a proxy (page 7). You may name a person as proxy holder to vote on your behalf **OR** you can name a proxy holder and vote for your own choice of the three candidates. Either way, the proxy must be SENT to Case Bowen (per the instructions on the proxy form) - it will not be accepted at the meeting as the proxies will be counted prior to the meeting.

Any proxy holder must attend the meeting for their vote to be counted.

**RAIN DATE: WEDNESDAY, 9/2/20**

## **HIGHLIGHTS OF JULY 9 AND JULY 22 BOARD MEETINGS**

A special meeting was held on July 9<sup>th</sup> to vote on a proposal from Waterworks for waterline repairs at 5026 Wintersong for \$5,147 which passed. The pool closure was also discussed. A motion passed to formally close the Pickawillany Pool for the 2020 season because of the repair cost and time frame of repair as well as COVID-19 safe opening requirements from Ohio Department of Health and Franklin County.

The July 22nd board meeting was held remotely due to the pandemic and attended by approximately 11 residents.

The July special meeting and June board meeting minutes were approved and are posted on the website. The

Treasurer's report through June 30 was presented and discussed by Chet Durham who noted the delinquencies are at \$14,579.16.

Deck Rescue will delay starting of the clean and stain project on building 29 until August 10 due to the death of a member of their corporation. The board discussed the bids for the pool repairs - none of which could do the full job as proposed earlier by Marzetti Pool. The board voted 6-1 for the proposal submitted by Marzetti Pool for repairs to the pool and retaining wall (\$20,300 and \$10,880 respectively). The work will be done this year.

The ARC presented a submission for an extended deck at 4949 Whistlewood with their recommendation for approval; the board voted to approve. 4951 Smoketalk requested approval for the removal of a stump and dirt in front patio area with the work being done by an outside contractor. The board voted to approve with the notation that the area is properly graded away from the condo.

There was a vote accepting the request from K&G Contracting to insert crack monitors in the rear walls of 4965 Smoketalk and 4984 Wintersong for a lateral and horizontal movement study. K&G and an engineer will meet with the two owners to explain this study. The drainage at 4998 Smoketalk was discussed because the contractor will not begin work until after ownership of the drain is established - the golf course or the association. So far, the city has been unable to provide this information. Ronier completed some work at this unit in late May/early June. Board members are going to revisit area to see if the work completed has eliminated water intrusion.

## **PARKING IN OUR COMMUNITY**

Since parking maps are readily available on our website (<http://www.littleturtle.org/parking/html>) it is hard to believe there are still parking problems in our community.

If you choose to park outside of your assigned parking space, your car will be tagged with a notice stating you need to move it to the correct space or Blue Jacket or your vehicle will be towed within 24 hours. *The parking rules apply to owners and renters.*

If someone parks in your space or blocks your garage, please alert Kathi Horvath at Case Bowen so she can arrange to have the vehicle towed. A picture including the license plate would be great!

When contractors are coming to your home, have them park in front of your garage or in your space parking space. If you need to have the contractor park in someone else's space, contact the resident BEFORE you tell the contractor to park there.

### **PRESIDENT'S COLUMN**

As times change so do our responses. I have been in continuous communication with our attorney as different questions were being posed as to how the Association should respond to COVID-19. Some of the topics have been regarding opening of the pool, handling of our day to day operations, and holding the Annual Meeting. A Board member questioned why we could not hold our Annual Meeting; this Board member felt we were in violation of our Bylaws by not having the meeting in May as directed by our Bylaws.

Our Attorney has continued to inform the Board that because of the Global Pandemic, the fact that Ohio has passed ordinances that do not permit gatherings of groups of more than 10 with some exceptions, and because the Annual Meeting did not meet the exception that we should *not* hold the Annual Meeting until all restrictions had been lifted.

Just prior to our last Board meeting I again asked the question regarding the Annual meeting; I found out that the attorney had posed the question to the Department of Health and was informed that the question needed to be posed to the Franklin County Health Department since this is the county that governs our community. The question was posed and Franklin County stated *if* we are required to hold this meeting to conduct business then we could *if* we follow these strict guidelines: No socialization, conduct the meeting outside, wear facial coverings, keep social distancing, provide hand sanitizer and enough pens for each owner, limit handouts, and keep meeting brief. Our Attorney still feels that we should postpone the meeting until all restrictions are lifted, but stated if we must hold the meeting this is the way we can safely it.

The Board would like all our owners to understand that by coming to this meeting you do so at your own risk. We will try to keep everyone as safe as possible, but we cannot be held responsible for anyone contracting COVID-19 by attending this meeting. If you have any reservations about attending, please do not attend; instead send in your proxy vote.

*Women will never be equal to men until they can walk down the street with a bald head and a beer gut, and still think they are sexy.*

## **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**



### ***EVERYTHING YOU WANTED TO KNOW ABOUT 3-1-1***

The City of Columbus provides an excellent contact for city services, such as trash pick-up, bulk pick-up, recycling, and yard waste. Call 3-1-1 or email the City by following the instruction at [www.311.columbus.gov](http://www.311.columbus.gov). The staff manning the call center will provide you with information quickly.

We pay for these services through our taxes so let's fully utilize them. If your trash or yard waste is not picked up, call 3-1-1 to let them know. Trash and recycling are picked up by City employees and yard waste is contracted out to Rumpke. The city needs to know when they or their contractors are not performing their services.

They also provide a calendar for pickup of trash, recycling and yard waste. This information is also provided in each *TT* on the last page following "Important Dates."

Do you want to report speeders on Blue Jacket or request speed bumps for Blue Jacket? Call 3-1-1 or request assistance at [www.311.columbus.gov/Iwanttosubmitacommentoraskaquestion](http://www.311.columbus.gov/Iwanttosubmitacommentoraskaquestion).



**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

*It may take a village to raise a child, but I swear it's going to take a whole vineyard to home school one.*

**GARAGES**

The association is responsible for almost all the components in our garages EXCEPT the hinges, rollers, locks, springs and garage door openers. Just a reminder for you to check these parts annually to make sure they are oiled and operating smoothly.

**DECKS**

Decks are included in the clean and stain project pricing. If you want your deck done before your building is scheduled for the clean and stain project, contact Dave at Deck Rescue at 888.949.3625. The work will be done at your expense. Deck Rescue will schedule a group deck project independently from the building restoration and provide a window of when they will be in the area or you can hire an independent contractor to clean and stain your deck. The closest match to the siding color is Behr waterproof stain and sealer, base 5077, color number 382819432508.

**TORRID RAINS AND GUTTERS**

Torrential rains and gutters are not compatible - especially when combined with our very steep roofs. When the heavy rains pour down in our area, the gutters may not handle the downpour. When the rain goes into the gutters, it may overflow - simply too much water to handle.

If you look out during one of these storms and see water literally pouring out of your gutters, don't immediately assume it means clogged gutters. As the rain eases, check to see if the problem still exists. Doing this may avoid unnecessary calls for gutter maintenance.

**DID YOU KNOW?**

1. If you need to reach Case Bowen after hours for an emergency, please call 614.614.265-1746 or 614.799.9800 #4.
2. Cats and dogs are not allowed to run loose in our community. Cats are to be restrained within each owner's limited common elements. Dogs are to be leashed.
3. Owners are responsible for the water meters located in their condos. Many owners have the mistaken impression

that they are responsible for paying their water bill each month, but not the maintenance of the actual water meter. Should you experience problems with your water meter, contact Spectrum Utilities - 614.777.1199 or [columbus@spectrumutilities.com](mailto:columbus@spectrumutilities.com)

4. RV's, boats, trailers, etc. are not allowed to be parked in the Association.

**SUMP PUMPS**

Many units have sump pumps, most are located on the golf course side. If you have a sump pump in your unit, it is the owner's responsibility to maintain and/or replace it.

The whole idea of having a sump pump is for it to work when you need it. By following a few maintenance tips, you are ensured reliable pump operation. Check them out on our website ([littleturtle.org](http://www.littleturtle.org))

<http://www.littleturtle.org/PCUOA%20Information-Maint%20tips%20rev%2001.24.20.pdf>

*The reason politicians try so hard to get re-elected is that they would hate to have to make a living under the laws they've passed.*

**INFORMATION UPDATE FORMS**

H.B. 135 - the Ohio law of the land for condo associations - requires residents to file Information update forms with the property manager. It is state law that each owner completes this form. Owners leasing their condos must also complete one with updated information on their tenant.

Contact Case Bowen for a copy or print one from our website -

<http://www.littleturtle.org/Residents%20Information%20Update%20Form.pdf>



**Deborah Bowman, REALTOR**  
 YOUR AREA EXPERT SINCE 1987!  
 Email: [debbiebowman@debbiebowman.com](mailto: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!**

### GARAGE DOORS

The Board will be replacing all wooden garage doors in the future with steel/metal doors to decrease the expense of wood replacement. This is a long term project as the budget does not allow the Association to replace all the garage doors at one time. Maintenance will continue to repair wooden garage doors with wood. If maintenance confirms a work order request is severe, it will be determined at that time whether to replace with an approved steel door rather than making the wood repairs.

Any resident who would prefer to purchase a metal garage door, at your expense up front, may do so directly by contacting Jennifer at Deluxe Door Systems, Inc at the office 614.840.0207 . The purchase price includes removal of the old door and installation of the new door which includes the exterior key lock and lift handle.

Listed below is the information required to make sure you are ordering the proper approved door.

Code # T50S

Model # Clopay T51F, Value Series, Complete Door Raised,  
Panel Steel (Non-Insulated)  
Galvanized torsion spring(s)

Track Size/Mount/Lift/Radius: Standard  
Color Chocolate Brown  
Misc: Includes top & side perimeter seals  
Price Per Each \$570.00

Owners who purchase the garage door up front will need to submit their receipt to the Association through Case Bowen for reimbursement by the Association when the funds are available - possibly over a three to five year period. A receipt must accompany the request for reimbursement - no exceptions.

Owners need to be sure Deluxe Door installs an exterior key lock and an exterior brown lift handle which are included in the total cost listed above. The cost includes removal of the existing garage door and replacement of the new door.

Since this is a long term replacement program and the new garage door color is chocolate brown, the immediate result may be a chocolate brown metal garage door next door to a wooden cedar colored garage door. The Board has, therefore, decided that the owner may paint their wooden cedar colored garage door the same color/shade of brown when their neighbor has either had one replaced with a steel door or has purchased one up front for reimbursement at a later date. The paint is Sherwin Williams **Clopay Chocolate Brown Exterior Super Paint Stain Base**. Owners will be held responsible to make sure the proper color paint is used when painting the garage door.

*You are about to exceed the limits of my medication.*



**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

### LITTLE TURTLE AND BLUE JACKET

All of us know Little Turtle and Blue Jacket as street names. If you have the desire and time to learn details about these two Native American historical figures of the Northwest Territory, two of the following books could interest you. Of course, the Internet is a source as well.

***The Life and Times of Little Turtle, First Sagamore of the Wabash.*** Author Harvey Lewis Carter describes Chief Little Turtle (1747-1812) as “not only an able leader in war and a capable diplomat but his thinking was statesmanlike.” He was war chief of the Miami Indians, the last of the coalition of Native American tribes to sign the Treaty of Greenville ceding much of Ohio and parts of other states to the U.S. government in 1795, and signed by George Washington.

***Blue Jacket, War Chief of the Shawnees.*** Author Allan W. Eckert. It is believed by some that Blue Jacket (1743-1810) was a white boy named Marmaduke van Swearingen who was captured by Shawnee Indians, grew up to be warrior and ultimately became a war chief of the Shawnee. Blue Jacket did exist and was a war chief but there are those who question his having been a captured white child. The author writes in his notes “Much of the dialogue is taken from historical records. . .” This book is short and is easy to read.

***The Ohio Frontier, Crucible of the Old Northwest, 1720-1830.*** Author R. Douglas Hurt. A reviewer called it . . . “a high quality general history of the frontier of the state of Ohio. . .”  
Kathy Murray

*When you're sitting in public and a stranger takes the seat next to you, just stare straight ahead and say, "Did you bring the money?"*



**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, Vice President -  
[vicepresident@littleturtle.org](mailto:vicepresident@littleturtle.org)  
Chet Durham, Treasurer -[treasurer@littleturtle.org](mailto:treasurer@littleturtle.org)  
Tina Frazier, Director - [tina.s.frazier@gmail.com](mailto:tina.s.frazier@gmail.com)  
Linda Garlinger, Director - [lindagarlinger57@gmail.com](mailto:lindagarlinger57@gmail.com)  
Cheryl Hill, Director - [cherylhill.lt@gmail.com](mailto:cherylhill.lt@gmail.com)  
Keith Shiban, Director - [kshiban@hotmail.com](mailto:kshiban@hotmail.com)

**MAINTENANCE PERSONNEL**

Ronier Fernandez, Supervisor  
Michael Garcia, Part-Time  
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  
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 (Lockboxes) 937-408-8761

*Turtle Talk* is a community newsletter for and by Pickawillany residents. Help us make *Turtle Talk* important and relevant for you by offering your suggestions, ideas and talents to B.J. Underwood at 614.818.1596 or [bjund02@gmail.com](mailto:bjund02@gmail.com).

**IMPORTANT DATES**

8/26 – Annual Meeting - 7:00 PM, Clubhouse Grounds  
9/7 - Labor Day  
9/22 - First Day of Autumn  
9/23 - Board Meeting - Virtual Meeting, 7:00 PM

Refuse Collection - Thursday 8/13, 8/20, 8/27, 9/3. Then moves to Friday on 9/11, 9/18, 9/25, 10/9

Recycling and Yard Waste - Every other Friday 8/14, 8/18, then Saturday for 9/12, back to Friday on 9/15 and 10/9  
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 Kathy Murray

Webmaster: Gerry Underwood

**ALL MAINTENANCE CALLS MUST BE PLACED THROUGH CALIBER OR KATHI HORVATH**

## CANDIDATES FOR 2020-2021 BOARD OF DIRECTORS

### **MARVIN BLANK, 4982 Wintersong**

Occupation: Business Intelligence Developer (Information Technology) Ohio Health

Education: B. S. Ohio State University - Grade Gemologist, B. S. DeVry University - Information Technology

Outside Activities: Harmony Project Choir, play guitar, teach Sunday School (18<sup>th</sup> year)

Asset to the Board: I am currently on the Board of Directors for Temple Beth Shalom, was part-owner and president of Lynn's Jewelry Inc. for 15 years. Working with computer for 15 years taught me to pay close attention to detail. Resident at L.T. for 5-½ years.

### **DEBORAH HOCHBEIN, 4964 Wintersong**

Occupation: Director of Special Events, Ohio Expo Center & State Fair, 15 years

Education: Some college at Franklin University

Outside Activities: Enjoy games, cards, cookouts, volleyball, walking, political debates/discussions with family, traveling

Asset to the Board: I have served four years on the board and have been asked to continue serving. Serving has been anything but easy, as it is never easy to make 100% of people happy 100% of the time. But our top priority is our community and our fiduciary responsibility to our owners! My work on the board has provided me with tremendous satisfaction.

### **ERIC S. MURPHY, 5008 Wintersong**

Occupation: Retired customer service rep, retired Air Force Reserve Illustration, Artist (studio at 400 W. Rich Street)

Education: High school, one year college

Outside Activities: Artist, member of Harmony project Choir

Asset to the Board: I like to think outside the box when logic and reason fail to address a situation. I enjoy working with people from various backgrounds. 20 years of working on electronic cash registers, alarm systems and safes helped my troubleshooting skills, but I found that compassion was key in fixing a situation.

### **JESSE R. ROBERTS, 5000 Smoketalk**

Occupation: Vocational Manager, Southeast Health Care, Inc.

Education: B. S. Ohio State University - Management, Mountain State University, Masters of Science - Strategic Leadership

Outside Activities: Golf, reading, time with family, active in Knights.

Asset to the Board: I have lived at 5000 Smoketalk Lane for two years. We love it here and enjoy all the surroundings and neighborhood friends we have made. While we both work, this is our retirement home. Therefore, I am running for the Little Turtle Pickawillany Association as a board member. I have over 39 years business leadership both in corporate and nonprofit arena, 12 years as a City Councilman from South Ohio of Ironton. So I understand representation, fairness and fiduciary duty. I believe I would be a fresh set of eyes to the community and to the association as we move into the future.

### **LINDA ROWELL, 5093 Chuckleberry**

Occupation: Stay at home mom

Education: Associates Degree in Computer Maintenance and Electronics, Licensed Message Therapist, Licensed Aesthetician

Outside Activities: Walking, hiking

Asset to the Board: I strive to get things done in the face of adversity. I'm self-motivated and enjoy helping others. I find great joy in finding solutions to complex problems and making people's lives better. I am passionate about law and order and getting things done. It is my strong belief that the HOA is put in place for the safety and beauty of our community. I have had my share of experience with many HOAs; this one is by far the most organized and responsive group of passionate professionals I have work with. I would be proud to join this group of dedicated community members.

**If you are unable to attend the annual meeting, please complete the proxy on page 7 of TT and return it to The Case Bowen Company, 7255 Corporate Center Drive, Dublin OH 43126, Fax 624.799.8338 or scan and email to: [info@casebowen.com](mailto:info@casebowen.com)**

**The proxy must be received by The Case Bowen Company no later than August 25, 2022.**

**If you are unable to attend the annual meeting, you may still vote for the candidates of your choice by using the proxy and appointing someone to vote on your behalf or just appoint someone to vote on your behalf.**

**PROXY**

I/We, \_\_\_\_\_, being a member in good standing, nominate, constitute and appoint as my/our agent and proxy \_\_\_\_\_ to act in my/our name, place and stead and to vote as indicated below or if there are not any nominees chosen below, to vote as he/she sees fit on all issues that may arise at the annual meeting of the Pickawillany Condominium Unit Owners Association to be held on Wednesday, August 26, 2020 at 7:00 PM at the playground beside the clubhouse and all adjournments thereof. This general proxy shall expire when the meeting is adjourned, unless sooner revoked by me/us.

Given this \_\_\_\_ day of \_\_\_\_\_, 2020.

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Address: \_\_\_\_\_

**Please print below the names of up to three (3) candidates you choose to be elected to the Board from the nominee list in the August edition of the Turtle Talk newsletter.**

NAME \_\_\_\_\_

NAME \_\_\_\_\_

NAME \_\_\_\_\_

**Please send your proxy to The Case Bowen Company to arrive no later than August 25, 2022.**

**The Case Bowen Company  
6255 Corporate Center Drive  
Dublin OH 43016**

**Or**

**Scan and Email to: [info@casebowen.com](mailto:info@casebowen.com)**

**Or**

**Fax: 614.799.8338**

**Fax: 614.799.8338**