

Turtle Talk

February 2021

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



BOARD MEETING

The January board meeting was held via Zoom on Jan. 27, 2021. The November minutes were approved and the November and December financials were reviewed by Marvin Blank. Both the financials and the minutes have been posted to our website.

Manager's Report: 58 new work orders entered between 12/2/20 and 1/25/21 - 36 completed and closed. Joseph Tree Service will be performing the winter tree work on Thursday 2/18/21. Tree behind 5006 Wintersong was inspected and the Board agreed to have it removed under our CCP program since it is deep enough in ravine that stump grinding is not required. Reichie Brothers performed leaf clean-up late in December and completed landscape improvements on Strawpocket and Wintersong. Concrete sidewalk at 5001-5003 Chuckleberry, 5000 Smoketalk and 5001 Smoketalk was completed in December. K&G completed work at 5115 Chuckleberry at \$500 less than proposed. Crane Contractors (formerly Able) repaired window damage on two units - 5090 Grasshopper and 4930 Wintersong. Two condos are having issues with their emergency release and locks on garage doors. They will schedule appointments with Deluxe Door directly,

5004 Wintersong – the insurance claim for the tree falling on condo is still open from August 2020; the original adjuster is no longer with the company and a new adjuster is being brought up to date. Windows and slider have broken seals, inside attic issues have not been addressed.

K&G presented several proposals and is finalizing pricing on several projects. Since K&G is working on a number of projects for our community, they held a Zoom meeting Wednesday, February 3, offering the Board further understanding of the scope of the projects and answering questions.

ARC Committee Report – 5092 Grasshopper, committee recommended approval and board approved new rear slider. Committee recommended approval and board voted to accept 5064 Strawpocket's landscaping request involving the removal of honeysuckle and replacing with hydrangea bushes.

Reichie Brothers submitted proposal for completing additional landscaping work in community. The Board approved the following items at a cost of \$23,480 plus tax - 5027 and 5029 Smoketalk install Versa-lock for retaining wall. 4952 and 4964 Wintersong, clear up area along ravine. K&G completed work at 5115 Chuckleberry - work completed for \$500 less than quoted.

Survivor Electric presented a proposal on wiring all the flat garages (8) at \$5252.20. The Board had several questions since this is an unusual situation; Kathi will present the questions to Survivor.

CPA informed Case Bowen that they will be able to perform the annual audit/review for the calendar year 2020 with no increase in cost from 2019 which was \$1800.

PICKAWILLANY'S REAL ESTATE SALES FOR 2020

Pickawillany had 18 sales in 2020 with an average sales price of \$173,067 - \$5502 higher than 2019. Prices ranged from \$131,000 to \$215,000 with five condos selling above asking price.

Chippewill sold 25 condos with an average price of \$199,432 with prices ranging from \$129,900 to \$215,000 with 11 condos selling over the asking price. In 2019, Chip sold 29 condos with an average sales price of \$167,036

Doug Turlo, owner of Home Central Realty, economic forecast is: "All signs point to an unbelievably strong recovery in 2021-2022 and with home prices as well. Prices were up 8% in 2020 which is double the historical average for central Ohio and there are no signs of letting up due to low supply. Basically what is happening is there were 60 million baby boomers and now there are 90 million millennials who are at the age of starting families and buying houses. So the supply shortage will be ongoing. Plus central Ohio is a very in-demand market area so all signs point to strong price increases for the foreseeable future. Great news for homeowners and bad news for buyers.

So that's your Doug Turlo economic forecast! "

FOUNDATIONS AND ROOF LEAKS

Q. When the interior of a condo has water damage as a consequence of a foundation issue or a roof leak, who is responsible for the repairs to the interior of the unit? Unit ownership means just that.

A. Unit owners are responsible for the repair of their units, regardless of the nature of the repair. Example, if you have a roof or foundation leak, the Association is responsible for making timely repairs. However, any damage that the roof or foundation leaks cause to the walls, flooring, furnishings or interior of your unit are your responsibility to repair. The damages to the interior of your condos may be claimed under your homeowner's policy.

Please contact Case Bowen immediately whenever there is water damage from roofs or foundations or place your work order through the Caliber portal. This can save you money on further damages besides saving the Association time and money by being able to address the issue immediately. Don't let a roof leak or a foundation issue go unreported.

PRESIDENT'S COLUMN

Aging is a strange thing. Many objects that one can acquire increase in value over time such as gold, stocks, coins, and land while some items tend to lose most of its value over time such as cell phones, laptops, and new cars. There have been many fixes to slow the sign of aging in people, and some are used with differing levels of success. But there is one method that does seem to work the best and that is proper management of body, mind and health. Without proper care your systems will begin to have issues as you age. This same statement can be made for our homes.

Pickawillany was built in 1973 and was lauded as Columbus' first major condo in a strong single-family market as well as the area's first large development offering contemporary architecture. The location of our community was another first. Our units were "sited" among ravines, man-made streams and escarpments, which served as buffers between the phases. The design was specifically developed to accommodate the "rolling" site that gave us the differing levels of elevation in units. The natural beauty of design and location has come with some unfortunate consequences such as drainage issues and foundation weakness along with ease of access to perform repairs.

The Association over the years has repaired many of the structural/foundational problems as they have been discovered; however, what has been noticed over the last year is that we have slightly more of these issues reported than anticipated. For reference: Over the past five years, we have done approximately four major foundation repairs, which consist of rebuilding the foundation wall at an approximate total cost of \$87,458. The Association currently has around four for this year alone, which may surpass the total cost of the previous repairs.

In an effort to perform our fiduciary duties to the fullest, we must triage all priorities, then act accordingly. Foundation, water intrusion, infrastructure are just some of the key points of focus of the Board along with the cost.

Hildegard Jones

Darlene Slater
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GENERAL PREVENTION OF NUISANCE WILDLIFE

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

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

Deborah Bowman,
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RECOMMENDATION FOR WINDOWS AND SLIDERS

I recently replaced the windows and large slider on my first floor. Later this year, when I have some extra money, I will tackle the second-floor windows. I have rejected the sales pitches of the window companies in favor of Home Depot.

Home Depot sells Andersen windows 100-300 windows, which are pre-approved (Owners Manual p. 29). I ordered the windows and door from Bruce at Home Depot on Hamilton Road and had them shipped directly to me. You can arrange installation from Home Depot or hire an installer yourself. Ensure that the project gets Board approval and submit a work order to install any door so Ronier can inspect the door frame. (Ronier's expertise was invaluable).

If you want further details on my project, including an installer, email me at stevenlarsonlaw@hotmail.com

Steve Larson, Smoketalk

*Walking back to the car because
you forgot your mask is the new kinda pissed off.*

WHAT TO DO WITH HAZARDOUS WASTE

How do you dispose of old motor oil, batteries (including alkaline, computer, vehicle, etc.), fluorescent light bulbs, antifreeze, fire extinguishers, insecticides, rat poison, oil based paints, etc.? Check out the information provided by Swaco on their website regarding the handling of hazard waste ...<https://www.swaco.org/195/Household-Hazardous-Waste>

Swaco will take oil based paint for no charge. Latex paint is not considered hazardous but it must be dried before putting into regular trash. Mix an equal amount of an absorbent material such as cat litter into the paint can and allow the paint to dry. Or use sawdust, plaster of Paris, Oil-dri, or a waste paint Hardener which can be purchased at home improvement stores or Amazon.

CHRISTMAS DECORATIONS

Christmas is over and all decorations were to be removed from the outside - both front and back - by January 15. Some residents have expanded the season- leaving up decorations on front doors, garage, trees and balconies. Perhaps some think this is the new way to store out of season decorations ...NOT.

SPRING FORWARD

Daylight savings time begins March 14 at 2:00 AM. Remember to turn your clocks forward one hour.

The United States adopted Daylight Savings in 1918 for the same reason as Germany — to save fuel during wartime. But the U.S. Chamber of Commerce also found DST useful to boost the U.S. economy. The later it stayed lighter, the more time Americans would have to shop at their local establishments

*A SIGN ON A BLINDS AND CURTAIN TRUCK:
"Blind man driving."*

WATCH OUT FOR BLACK ICE

Be on the look out for black ice to avoid ending up on the pavement when you are walking.

There are barrels of salt available to residents stationed throughout the community for use on sidewalks as needed. Remember to replace the lid securely on the ice bucket.

Shoutout to everyone who can still remember their childhood phone number but can't remember the password they created yesterday. You are my people.

BASEMENT WALLS

If you see mold or water damage on your basement walls, it is your responsibility to have it fixed. When the condos were originally built, many owners chosen to upgrade by having paneling installed on their basement walls. However, the paneling was installed without a moisture barrier between the cinder block and paneling, thus allowing moisture to build up.

If this is the situation in your condo, you can remove the paneling and install a moisture barrier and then cover with drywall or new paneling. It is recommended that the cinder block be scrubbed and dry locked before the moisture barrier is installed.

SCREEN DOOR AVAILABLE TO GOOD HOME

Debra Murphy would like to offer her screen door free to anyone who can provide it with a good home. Screen was made on site six years ago, no tears or holes, dark bronze. It was made for the large slider in the dining room. (9 feet wide x 7 feet 10 in high). Screen is 4.5 feet wide.

Interested persons can call Deb Murphy at 740.603.1210 or email her at dmn987@gmail.com for further information.

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POOPER SCOOPER

The Pooper Scooper Law in Ohio states that dogs are leashed AND curbed. Curbing your dog means cleaning up their fecal waste after they have done their business in a public place. It is an ethically and socially responsible thing to do. Avoid paying fines to the Association and incurring the animosity of your neighbors - PICK IT UP.

The Association provides free poop bags located at doggie station in several locations in our community.

ON-SITE CONTRACTORS

We frequently have contractors on-site to work in our community on foundations, concrete work, firm alarms, etc. The contractors are here to do a job we are paying them to do. When you interrupt the contractors while they are working, you delay them in getting the job done.

Please address any questions or concerns you have regarding a particular job or contractor with our Community Association Manager, Kathi Horvath.

REMINDERS

- Replace lids on salt buckets so salt does not freeze.
- All trash containers including recycling must be returned to the storage areas on the day of service. This is not optional.
- Limited common element modifications, additions repairs and/or replacements must be made with Board approval. Any unauthorized modifications, additions, repairs and/or replacements are subject to a maximum \$100 enforcement charge and/or the cost cost of restoring the property to it original condition. Check for information and form required in the Resident's Manual before beginning a project.

There is nothing scarier than that split second when you loose your balance in the shower and think, "THEY ARE GOING TO FIND ME NAKED."



William E. Carpenter, Realtor

614-216-0636
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NEWS FROM THE LITTLE TURTLE CIVIC ASSOCIATION

Hello, fellow Pickawillany residents! To date, the bulk of the LTCA's efforts have been to block or modify the City of Columbus' plan to demolish our grand Little Turtle entrance, reduce lanes, construct a roundabout at Longrifle, and install a new traffic signal at SR161. At the time of this writing, a petition is being circulated amongst the residents in a last call to action for residents to voice their opposition to this plan. We hope you helped us by signing and returning the petition. These signed petitions may be meaningful to the City in understanding the depth of the unnecessary construction and the price tag of \$5.3 million when the roadway could simply be repaired/renovated and the greenspace preserved.

The LTCA also started to focus on other community issues, such as speeding. Due to the increased police involvement in the obvious events over the last year, our speeding issue is not going to be addressed for awhile. We thought we were going to have solar powered speed radar indicators installed on Little Turtle Way and Longrifle, but due to the impending roadway construction, the City does not plan to proceed at this time, even though those areas where the indicators would be posted have nothing to do with the construction site. Our Columbus Police liaison officer recommends calling or emailing 311 every time you encounter an extreme speeding situation. Try to get the license plate #, if possible, or the make/model and color of the vehicle. Spring will be here before we know it, and more residents will be out walking and bicycling again, and we are concerned about all residents' safety.

Another issue we plan to tackle with the City of Columbus is installing more sidewalks throughout the community, in addition to the extension of the leisure trail from Big Walnut Creek Parkland Metro Park (Shafer Park) to Blendon Woods Metro Park. LTCA also plans to repeat the Santa visit to Little Turtle next December, as well as the home decorating contests for Halloween and Christmas/Holiday with two divisions for single family homes and condos/apartments. Stay tuned for more community events to start popping up - Earth Day, Easter Egg Hunt, Annual Garage Sale, and more! All events will be open to the community, so you don't have to be a member to participate.

For information on LTCA membership, renewals and questions, please email us at neighbor@littleturtleway.com. See you soon!

Darlene Slater, President, Little Turtle Civic Association

*"... while we have our eyes on the future,
history has its eyes on us."*

Amanda Gorman



DEBI ABBOTT

| Realtor

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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: khovath@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 800.282.0157
- Columbia Gas Hotline www.communitycrimemap.com
- Crime Reports: www.communitycrimemap.com
- Garber Connect (After Hours) 614.212.7900 #2
- Secure-A-Key (Lockboxes) 937-408-8761

*My body is a temple -
ancient, crumbling and probably haunted and cursed*

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. *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

- 2/12 - Lincoln's Birthday
- 2/14 - Valentine's Day
- 2/15 - President's Day and Washington's Birthday
- 4/1 - April Fool's Day
- 4/2 - Good Friday
- 4/4 - Easter

Garbage Pick up: Friday, 2/12, Mondays 2/22, 3/1, 3/8, 3/15, 3/22, 3/29 and 4/5

Recycling and Yard Waste: Fridays, 2/12, 2/26, 3/12, 3/26, 4/9

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, Deborah Hochbein, Hildegard Jones, Steve Larson, Debra Murphy and Darlene Slater
Webmaster: Gerry Underwood

ALL MAINTENANCE CALLS MUST BE PLACED THROUGH CALIBER OR KATHI HORVATH

**KEEP SAFE. WEAR YOUR MASK.
GET YOUR COVID-19 VACCINE SHOTS.**