

Turtle Talk

October 2020

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



BOARD MEETING

The October 23rd board meeting was held virtually with six board members and two residents. The July board meeting and the special board meeting of July 9th minutes were approved. The Treasurer's report was given by Hildegard in Chet's absence; our delinquencies stand at \$13,991.60.

There have been five realty sales. Work was done at 4952 Wintersong by M&D who installed a box drain and tie into the drain in front of the garage. A Wintersong resident reported iron specks coming up through the new asphalt. The contractor advised that since the asphalt is made up of many materials this can happen and recommended seal coating which would serve as a rust inhibitor.

The asphalt project on Chuckleberry has been delayed by M&D until 2021 due to the adverse effects of COVID-19 on his business. The contractor will seal up all the holes and other area disturbed by the installation of new drains by Discount Drains on Chuckleberry and repair a couple of other areas for free. Pickawillany will be the first in line for next year.

The pool is in the process of being repaired - the railroad ties on the Blue Jacket side have been removed and pricing is on going on the retaining wall. Kathi Horvath announced that we saved \$3000 on our insurance renewal.

The Board accepted the ARC's recommendation for approval of new sliders (Rosati) at 5100 Grasshopper and 5008 Wintersong, and new windows at 5043 Chuckleberry. Wintersong.

The board accepted the proposals for the electric 4 electric meter panels to be replaced for \$3996 and the contract for the concrete slabs and build up work at 4961 and 4963 Smoketalk by K&G for \$7300.

It was recently discovered that 4963 Smoketalk has two foundation walls on the patio side - one original which evidently developed a leak from the sloping of the patio and a new wall was put in front of it with about 4-5" space between the two wall. (This was done more than 23 years ago. It was also done in a couple of other condos.) The fake wall is also leaking as the original wall was not replaced or repaired and the sill plate has rotten out. K&G will be presenting a proposal in the near future. The re-grading of the patio is the responsibility of the owner (limited common elements).

BUDGET MEETING

The October 28 Board meeting will be held virtually between the board and the Case Bowen offices to set up the 2021 budget. The Board solicits your opinions on areas of the budget you consider should be increased or decreased. Send the information via email to the Board or place in the

Suggestion Box outside the maintenance door at the clubhouse.

BIG SHOUT OUT

Special recognition to the volunteers that made our annual meeting a success. Tina Frazier and Deborah Hochbein worked the sign in desk, Jessie Roberts helped with social distancing and passing out agendas, Ronier prepared and marked all the safe spaces in the green space, and J Jones and BJ Underwood collected and tallied the ballots.

RENEWAL OF INSURANCE CERTIFICATES

If you receive a letter from your lender/mortgage company requesting updated information on the Pickawillany Master Insurance Policy, please contact Allison Krafty at the Ty Kashmiry Agency, 614.923.2886 or email her at aking@amfam.com as they usually ask for your loan number.

The Pickawillany Master Insurance Policy was renewed in September with American Family Insurance though their agent, Ty Kashmiry Agency, Inc. The new policy will expire on 9/9/21.

SECURITY LIGHTING REIMBURSEMENT

In some instances, a common element lighting may be connected to your unit's electrical system. The Association reimburses the owner's involved once a year at a flat reimbursement amount of \$25 per light.

Electrical reimbursement will be applied as credits for eligible residents in October 2020. Owners should check Caliber AFTER October 15th to see if it shows a "Reimb Electric" and the credit amount. If necessary, owners may email Luanne Ferguson in Accounts Receivable, Case Bowen AFTER October 15 at lferguson@casebowen.com or call her at 614.799.9800 X39 to check If you are receiving a credit and the amount. Obviously, Luanne receives many calls, so it is more efficient to check through Caliber - quick and easy.

Owners may deduct the amount of the lighting reimbursement from their November association fees. If you do not deduct it from your payment, it will remain as a credit in your account until there is a balance to apply it towards.

Four out of three people struggle with math.

PRESIDENT'S COLUMN

Autumn brings changes; the leaves, the weather, and the length of daylight. This year we have had even more changes: a pandemic, the Presidential election and in our own little corner of the world, three new Board members were elected and one new full time Maintenance employee was hired, David Garcia. Our previous Board members will be missed, Cheryl Hill, Deborah Hochbein and Tina Frazier who had dedicated years to this community. We are excited to begin the journey with three new Board members: Linda Rowell, Eric Murphy and Marvin Blank.

Our new full time employee, Michael Garcia, has been here on a part-time basis since February and came on board full time the last day of August. I have heard that he is a hard worker, and with Ronier saying this, it is quite the compliment. Fred Hoelzel continues to be our part-time maintenance staff member.

We have been told by our asphalt contractor that since it is so late in the year they are holding off on doing Chuckleberry until next year. M&D has done some asphalt over the drainage areas that were dug, and we will be monitoring on how well these are situated and determine if any changes will be required. While this is disappointing to those of us who live on Chuckleberry, we can be assured that the asphalt work will get done.

The Board has decided to take what we have in our concrete budget to get some needed concrete repairs done on Chuckleberry while we wait on the asphalt. We will be doing two garages, a garage apron and hopefully two sidewalks. We will also be doing two garage floors with wall support on Smoketalk and two sidewalks also on Smoketalk.

I am sure most have noticed we are getting the pool retaining wall built; Marzetti Pools should have it completed next week. Once the wall is complete, work will begin on the interior pool wall and tile replacement. The Board has asked for a bid on having the entire pool decking redone. We will keep the community posted on the progress if any. We are striving to make sure the pool opens in spring with no hitches.

The Board has our budget meeting in October which is a Board only meeting. We hope to see you in November for our regular meeting.

Hildegard

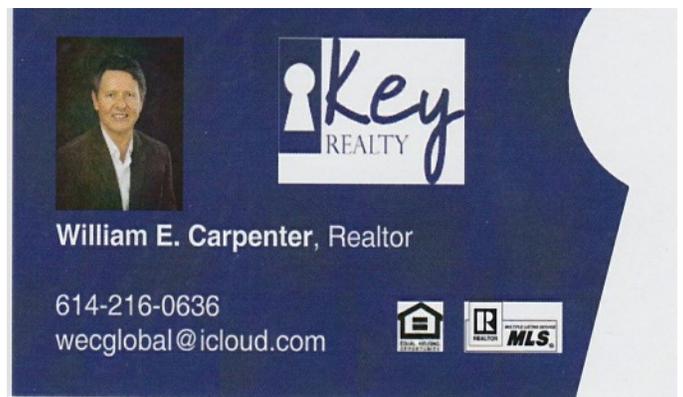
DAYLIGHT SAVINGS TIME

Daylight savings time ends November 1 at 2:00 AM. Remember to put your clocks back one hour and loose one hour's sleep. Such fun!

FALL CHECKLIST

- Check and replace batteries for your own smoke detectors and carbon monoxide units. Carbon monoxide units should be replaced every 7-10 years or as shown on the unit.
- Tidy the deck, balcony and sidewalk. Sweep leaves, sticks and debris and place in a yard bag for pick up.

- Replace any loose screws or nails on your deck.
- Make sure your chimney is ready for winter use by having as professional chimneysweep clean it and check the component parts of your fireplace and chimney before using the fireplace.
- Check your bathroom exhaust vents for lint.
- Remove garden hoses from outdoor spigots and store drained garden hoses inside your garage or basement.
- Winterize outdoor spigots by turning off the indoor shutoff valve, opening the nipple cap on this valve and allowing the water to drain. It is important to leave the outside spigot open while draining the supply pipe to break a vacuum airlock that may prevent the pipe from draining properly.
- Wood burning fireplaces and chimney should be inspected for winter. Do not burn pressed logs as they burn too hot for our fireplaces.
- Replace your furnace filter every month or according to your recommended schedule. Replace humidity filter and have your furnace inspected.
- Replace damaged door seals and check the threshold for gaps. Install weather stripping around doors.



WHO IS RESPONSIBLE??

Owners having modified areas in front or back of the condo or owners who moved into condos where these areas have been modified remember that these areas are the owner's responsibility following the modification. If the work done begins to create issues with water intrusion, building damages, etc., the owner is responsible to take care of them to avoid further issues or damages.

Gates to fences were not originally installed on the fences and are, therefore, the owner's responsibility.

Extended decks (past 6' from the condo), extended concrete pads (past 6') and patio courtyard patios are not the responsibility of the Association. They fall under homeowners responsibility.

"No people are more often wrong than those who will not allow themselves to be wrong."

— François de La Rochefoucauld



PRESIDENTIAL ELECTION VOTING INFORMATION

Vote early in person or vote early by mail

How can there continue to be so much misinformation about voting which is the right of every citizen of our county? Because of the constant misinformation, we are reprinting this article from the August 2020 Special Edition of Turtle Talk. Yes, voting is that important!

Have you updated your voting information to reflect your current address?

Election Day: November 3, voting from 6:30 AM to 7:30 PM

Early voting center at Franklin County Board of Elections, 1700 Morse Road, Columbus, is open from Tuesday, October 6-Monday, November 2, 2020, 614.525.3100. Hours: 8 AM – 5 PM, Monday-Friday Sunday, Nov. 1 - 1-5 pm, Keep in mind that the polls close early on November 2 – 2:00 PM

Vote by mail:

1. Request your absentee ballot with a [mail ballot app](#).
2. Fill out the application completely and double check the information. Be sure to sign the same as your original voting registration.
3. Submit the request to the address on the form. You should request your ballot as far in advance of the election as possible. The deadline to request a ballot by mail is 12:00 p.m. on Saturday, October 31, 2020.
4. When your ballot arrives, read it carefully and follow the instructions to complete it and return it.
5. You can track your request and ballot at [VoteOhio.gov/track](#)
6. If you do not receive your ballot within a reasonable time, call Franklin County Board of Elections at 614.525.3100 to check the status. Ballots will be mailed out starting October 6th. Allow 6 days for delivery.
7. If you return your ballot via mail, it must be postmarked no later than 1½ or return in person by 11/3 by 7:30 PM.
8. If you prefer you can drop your ballot in the drop box at Franklin County Board of Election, 1700 Morse Road.

Women spend more time wondering what men are thinking than men spend thinking.

USE YOUR TOOLS BEFORE MAKING A PHONE CALL

The Pick website (www.littleturtle.org) is a great source of information such as insurance renewals, the Decs and Bylaws, Resident’s Manual, financials, and meeting minutes, to name a few. All of this is at your finger tips and you don’t have to wait for Kathi to return your phone call. In an instant, your question can be answered. Kathi Horvath manages a number of properties besides ours and therefore may be out of the office or unavailable when we call.

If you are selling your condo, most the items your realtor will need are on our website. Otherwise, instruct your realtor to visit www.homewisedocs.com to place an order for any document needed. Saves phone calls and time.

PLACE WORK ORDERS IN CALIBER

Caliber also allows you to save time and energy. If you place your work order in Caliber, you can also check back to see if there are notes regarding the status. Photos unfortunately cannot be attached in Caliber; email the photo to info@casebowen.com for work orders.

New for 2020



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Average Little Turtle seller saves approx. \$8000!

**ALWAYS try this first. Logon to
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Doug Turlo, Broker/Owner
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dturlo@HomeCentralRealty.com
Creator of: AgentAssistMe.com

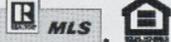




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*Your people skills are just fine.
 It's your tolerance for idiots that needs work.*

ARC REQUESTS

ARC requests must be submitted to the Community Association Manager with all necessary documentation and information so the ARC can review and make a recommendation to the Board without delays.

HAVE YOU ELIMINATED YOUR LAND LINE?

As more and more people are eliminating land lines, it seems a good time to remind everyone to update your contact information with the Association by calling or emailing Kathi Horvath. It is very important that the information Case Bowen has on each of us is up to date. The same applies when you change email addresses.

WHAT ABOUT THESE SIGNS?

It seems like we are seeing a lot of signs in windows and on common elements recently. The only sign permitted inside a window is one professional size "For Sale" or "For Rent." Real estate, **political**, team or other signs are NOT permitted in the Common Elements and will be removed by the CAM without prior approval of the Board.

Q&A ON QUORUMS

Q. Did we have a quorum at the annual meeting?
 A. We do not have to have a quorum. The Pickawillany By-Laws state: "At any duly called and noticed meeting of the members of the Association, the members present in person or by proxy, shall constitute a quorum for such meeting."
 However, "If the notice had gone out that a decision was to be made to change the way the Association calculated votes, wanted to make any change to our Bylaws, or to remove a Board member, we would require 75% of the ownership's approval and this would total to 145 owners, and so in that case we would not have had a quorum and we would have needed to go door to door and gather signatures."

How am I suppose to trust you when you keep running away every time I untie you?

NOVEMBER BOARD MEETING

The November Board meeting date has not been determined as of this date. Please check our Bulletin Board on the website (www.littleturtle.org) after November 2 for the date and for the connection to the virtual meeting.

FALL TREE TRIMMING

Joseph Tree Service was on site the week of October 1 to trim the trees. Below is a picture, captured by Gerry Underwood, of them trimming a tree on Smoketalk. The arborist uses a cherry picker that folds up for smooth transport and unfolds (leg by leg and arm by arm) for use reaching an extended height of 12' for trimming the upper branches. The whole machine is controlled remotely.



SNOW BIRDS

If you are planning to be away for months this winter, here's a few suggestions.

- Turn your furnace down to 60 degrees, humidifier to 25.
- Turn your hot water heater to vacation mode.
- Make certain doors and windows are all locked.
- Let a neighbor (perhaps your building captain) know how long you will be gone and an emergency contact number.
- Unplug all small electronics, and the washer and dryer.



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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.

IMPORTANT DATES

10/28 - Virtual Board Meeting 7:00 PM
11/1 - Daylight Savings Time End 2:00 AM
11/11 - Veteran's Day
11/26 - Thanksgiving

Refuse, Recycling and Yard Waste Collection - Friday 10/9 - refuse, recycling and yard waste, Friday 10/16, trash only, Friday 10/23 - refuse, recycling and yard collection, Friday 10/30 - trash only, Friday 11/6 - refuse, recycling, and yard collection, Monday 11/16 - trash only, Friday, 11/20 - recycling and yard waste, Monday, 11/23 - trash only, Monday, December 1 - trash only, Friday December 4 - recycling and yard waste.

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, Hildegard Jones
Webmaster: Gerry Underwood

PICKAWILLANY BOARD OF DIRECTORS

Hildegard Jones, President - president@littleturtle.org
Linda Rowell, Vice President - vicepresident@littleturtle.org
Chet Durham, Treasurer - treasurer@littleturtle.org
Marvin Blank, Director - mblank123@hotmail.com
Linda Garlinger, Secretary - lindagarlinger57@gmail.com
Eric Murphy, Director - ericsmurphy@yahoo.com
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: | 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 |
| Garber Connect (After Hours) | 614.212.7900 #2 |
| Secure-A-Key (Lockboxes) | 937-408-8761 |

ALL MAINTENANCE CALLS MUST BE PLACED THROUGH CALIBER OR KATHI HORVATH