

Turtle Talk

April 2017

A Newsletter for Pickawillany Condominium Residents

www.littleturtle.org



The realization of all great endeavors starts with communication.

SUMMARY NOTES MARCH BOARD MEETING

The Board met on March 22nd from 7:00 - 8:30 P.M. Following is a summary of the discussions and actions taken at the Board meeting. The February and March special meeting have been posted to www.littleturtle.org for your review.

- Delinquencies as of the end of February were \$49,223.
- Garber Connect has completed the annual fire alarm inspection and rewiring of building 20.
- The Board has been discussing whether to continue to have an annual unaudited review of our books, weighing the pros and cons. They voted at the March meeting to continue for this year the practice of having an unaudited review by an outside CPA.
- The Board met with a Geotechnical engineer in February and obtained another quote for the soil samples. It was decided they would not take any action at this time.
- Since our new stain appears to be fading on the first building on Chuckleberry, Deck Rescue has agreed to review and see what they would recommend.
- A couple of residents questioned who was responsible for the can lights on the garages. The Board established they are Association property and should not be tampered with or removed.
- The two ponds located in the front of our property were discussed as to whether to have a contract this year for the cleaning. They decided to hold and review later in the year as the water has been clear since the cat tails were removed.
- The maintenance committee recommended additional gutters for testing in our community. The Board agreed to test the two new gutters recommended.
- The Board decided to replace the water fountain in the clubhouse for \$600.
- Last year there were suggestions to change the pool entrance system to a reader. The Board decided to review this after an evaluation of the 2017 season.
- After reviewing the stain, the Board accepted Ronier Hernandez's recommendation to place a "roof" cover on the electrical panels and stain the cap.

R E S P E C T

Our maintenance team works very hard for our Association. They have been helpful, creative, pro-active and very industrious. They have earned the respect of everyone who lives in our community. The Board is giving their full support on the following.

- 1) The maintenance office is the domain of our staff. Please do not enter their office without knocking and getting approval before entering.
- 2) Please do not interrupt our team while they are working without asking if they have time to discuss an issue. If they do not have time at that moment, please arrange another time with them or address issues with Case Bowen or the Board.
- 3) The Board has told our maintenance team that anyone cursing at them will **not** be tolerated. They have the full support of the Board to ask such owners to leave the office.

EARTH DAY

Let's start by honoring our own Little Turtle community! Please join the Pickawillany Condo Association's annual clean-up on **Saturday, April 22, 10:00 a.m.** meeting at the pool/clubhouse on Chuckleberry. We'll divide the areas and then meet back up at the pool/clubhouse by 11:00 a.m.

Please share an hour or less to beautify our neighborhood and socialize with your neighbors. Kids, we especially invite you to join us! We will supply bags and gloves—you supply the love. Thank you!
Darlene Slater, Social Committee

MULCH

Mid-Ohio will be mulching the common elements this year around the third or fourth week of April.

If you want to purchase mulch from Barry at Mid Ohio Landscaping, call him at 740.973.8532 for delivery the first week of May. Delivered bags are \$4.75. Mid-Ohio will distribute the mulch for you for \$6.75 per bag.

LITTLE TURTLE GARAGE SALE

Time to clean out the garage, gather all the items you are not using and make some money! The date for the Little Turtle Garage sale has been set for **May 20, 2017 from 9-4 p.m.** Thanks to the Little Turtle Civic Association for the advertising and signage. Drs. Dave and Beth Loveday of Sunbury Plaza Dental are the sponsor of this year's Little Turtle Garage Sale again.

OPENING DATE FOR OUR SWIMMING POOL

The wonderful salt water swimming pool for Pickawillany residents will open on **May 20th**. Open to all - 10:00 A.M. - 9:00 P.M. Daily. Adults only - 8:00 A.M. - 10:00 A.M. daily.

Remember to have your pool pass with you to enter. If you do not have one, please contact Kathi Horvath at Case Bowen.

The pool is open to all Pickawillany residents and their guests only. Limitation on the number of guests is imposed to ensure that no owner or resident is denied use and enjoyment of the pool facility at any time due to an excessive number of guests occupying the pool area. The number of guests is six non-occupant guests per unit any day of the week.

Please review and follow all the pool rules posted at the pool and on our website, www.littleturtle.org/rules,regs and reports/pool.

ANNUAL MEETING

Our annual meeting will be held at the Golf Club at Little Turtle, Wednesday, **May 24th**. The meeting room has been reserved from 6:00-9:00 p.m. with the meeting starting at 7:00 p.m. sharp. Cash bar and snacks.

This year our Association will be electing four people to the Board of Directors. Everyone should be giving serious thought as to who they trust to represent the interests of the entire community.

Case Bowen will be sending out the information about the meeting on May 5th. There will be a special newsletter in May to announce the nominees. Nominees must have their nomination forms into Case Bowen by 5:00 p.m. Thursday, May 18th, to be shown in the special edition of *Turtle Talk*.

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PRESIDENT'S OPEN LETTER

Dear Neighbors,

SPRING! YEAH! The Board is excited about sprucing up the community and making it the an even better place to live. I would love to see all neighbors join the efforts, and you'll find articles in this issue about ways you might participate. Please join in!

The Resident's Manual is being revised to clarify and simplify many policies. BJ Underwood, Turtle Talk editor, has contributed extraordinary time and effort to revising our manual this year. Owner Melinda Gillen has contributed clarifying verbiage which has been incorporated. And the Board has met many times to make sure the manual is clear and comprehensive, and there is yet more to do. I thank everyone participating in this effort. The Board's goal is to have this manual available on the littleturtle.org website by the annual meeting in May, with an option to obtain a hard copy.

The Board has been working with committees to make committee procedures clear and easy to follow, and that should be completed soon. I encourage all to join a committee of their interest. If you would like to contribute to some aspect of the community but don't really want to commit to an on-going committee, please drop the Board a note via our website <http://www.littleturtle.org/boardmembers.html> or in the suggestion box at the maintenance office door (under the clubhouse patio).

I hope to see you around the neighborhood as the earth warms.
Cheryl Hill

FIRE & SAFETY COMMITTEE REPORT

Everyone can sleep well tonight! We now have 100% participation in our Building Captains Program! Seriously, I would like to thank the new building captains for stepping up or those folks continuing their past efforts as such, and to thank all the other residents who helped me locate willing volunteers. This participation definitely allowed us to reach the 100% goal! Thank you!

I would encourage all residents at Pickawillany to get to know their building captain and buildings captains to get to know your neighbors. A listing of the building captains is on our website - <http://www.littleturtle.org/Building%20Captains%20Rev%2003.22.2017.pdf> I would also like for all building captains to make sure they have a key that will unlock the outside fire alarm box. If you need a replacement key, please call me, and I will provide a key that works.

Let's continue to keep our wonderful community safe and sound!

Don Schlaechter
5001 Chuckleberry Lane
614.899.7624

BUGS AND CRITTERS

Q.: Who is responsible for the removal or treatment of insects and animals in our Association?

A. The Association is responsible for the treatment of termites, carpenter ants and carpenter bees. The Association contracts with Advanced Pest Control who have installed bait traps which provide continuous coverage 24/7, 365 days a year. The traps can be

covered by a light covering of soil or mulch without affecting how the trap works. Do not remove the traps. Should you have termites, carpenter ants or carpenter bees, call or send an email to Kathi Horvath to place a work order. All other insects are the responsibility of the owner.

All rodents (squirrels, gophers, mice, etc.) are your responsibility. Should a small animal gain entry into your unit, the Association will make a reasonable effort to trap the animal and repair the exterior siding holes on the building when work orders are placed with our Property Manager in a *timely* manner. If that effort is not successful, it is your responsibility.

Phone numbers for animal or pest control can be found in the Yellow Pages or on the Internet. Before you hire, be sure to check that the company has the proper documents from the Ohio Department of Game and Inland Fisheries and have the proper insurance and are licensed to perform work in your home.

Sometimes getting out of bed just ruins the whole day.

SOCIAL COMMITTEE REPORT

I have been keeping up with welcoming new residents to Pickawillany, thanks to the info from Lois and BJ. Don and I have been paying a visit and giving a small gift as a token to the new residents as well as providing them with a welcome letter, Board information and website info.

I have invited the Social committee to meet with me at GCLT on Sunday, April 2nd to start thinking about 2017 and how to best service the LT community while promoting a feeling of "great community." As part of that discussion, we can consider another New Resident Get Together this spring or wait until after the bustling summer moving season.

Linda Garlinger turned over the leftover \$60 cash from the Welcoming Committee to me. I reimbursed myself \$35 for items given as welcoming gifts (Cheryl's cookies in winter, mums in fall). Receipts and cash are in safekeeping. There is currently \$25 left in the cash fund.

Darlene Slater

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Nothing sucks more than that moment during an argument when you realize you're wrong.

FIRE AT "THE VILLAS AT LITTLE TURTLE"

A two alarm fire was reported early Sunday, February 26, at the "Villas at Little Turtle" apartment complex. The fire started in the walls near the fireplace and chimney at 5464 Foxhound Lane. When firefighters arrived on the scene, the fire was coming through the roof of the apartment building and spreading quickly through the attic and roof. All residents and pets were safely evacuated, but the building sustained heavy damage. The Fire Department stated the residents did everything right, including burning the appropriate amount of firewood. Volunteers with the American Red Cross assisted 23 people from 14 units. Volunteers helped those affected by the fire with a place to stay, food, clothing and comfort.

TAKE A GOOD LOOK AT OUR CONDO COMMUNITY

As you enter Blue Jacket, take a good look around you at our condo community. We take it for granted since we see it everyday, but how is it really looking now? Would you buy a condo here if you were looking today?

Check out your condo with the same critical eye - front and back. Does your front door look inviting or is it crying out for a coat of paint? Is your front entry inviting or too crowded? Is the patio by your back slider filled with old leaves and debris? Garbage and recycling cans left out on the street or even by the garages instead of inside the garage affects the appearance. Loose trash that has blown into fences and front doors leaves an unsightly impression

A poor cosmetic appearance impacts the immediate opinions formed by visitors, realtors and buyers. Most important is how we all feel about our property when we show pride in living here.

Now is the perfect time to clean up our areas - sweep the front walks, sweep and clean up the back area, pull up old dead plants, plant new ones - to make all our property look fresh and clean.

THE TALK IS ALL ABOUT DON

A big shout out to **Don Schlaechter** for his outstanding work and perseverance in filling the gaps in our building captains. If this sounds like an easy assignment, those of us who have tried to fulfill it before and failed will testify that it is a hard assignment that requires a lot of tenacity.

We now have 27 building captains in place. That's 100% - something that has not happened in a very, very long time! Check out the Fire & Safety Report on page one of this edition.

Cheryl Hill asked Don, as a past fireman, a quick question about our fire hydrants. Don quickly established which were the Association's responsibility and which were the responsibility of the City. He checked all five of our fire hydrants to be certain they are functional, briefed our maintenance men on how to flush and drain the hydrants and recommended that the hydrants be flushed in the spring around the same time that the fire department does the rest of the community and drain the hydrants in the fall to prevent freezing.

Are you thinking that Don's life motto is: "Just Do It!"

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JOSEPH TREE SERVICE

Joseph Tree Service did an excellent job of removing 20 dead trees in March. The trees were marked plainly with a red ribbon and all had been thoroughly evaluated by the Board and Joseph Tree Service so only dead or "on the very last legs" trees were removed at a cost of \$8,858. They did an excellent job of cleaning up the mess produced by their work.

It was interesting how many of the trees removed were completely hollow. It is always amazing to see green leaves on a hollowed out tree. Ah, nature.

Joseph Tree Service will return in the fall for the pruning. Trees will be marked with colored ribbons and notices posted on the Bulletin page of our website.

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STAIN AND CLEAN PROJECT FOR 2017

The stain and clean project for 2017 will start in late June on building 14D (4982-4996 Wintersong) depending on the weather. Notices will be put on each unit advising of the actual start date and measures to be addressed. Building 15C (5002-5008 Wintersong) will be started at the end of July.

If we are lucky, we may get building 16K done this year also, which would complete Wintersong.

CLUB HOUSE RENTAL

Considering a party or a meeting? Our club house is available for rent and is equipped with TV and Wi-Fi. 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,and-reports/Resident'sManual, pages n-o)

Please contact Kathi Horvath at Case Bowen to make a reservation (614.799.9800) or khorvath@casebowen.com.

CO-OP PROGRAM

It's planting season again so you want to look into our co-op program under which 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 (Grounds Improvement Application, page P, Resident's Manual) noting you are applying for the co-op program.

INVASIVE PLANTS WE NEED TO KILL

Below are ten of the most invasive non-native plant species in Ohio plus a few that we know that affect our specific community. Some have a negative affect on our wildlife and others can destroy our wood siding.

Japanese and Tatarian bush honeysuckle and Tatarian bush, Lonicera japonica, Japanese Knotweed, Polygonum cuspidatum, Russian and Autumn Olive trees, Elaeagnus umbellata, buckthorns, R. Cathartica, purple Loosestrife, Lythrum salicaria, common reed or Phragmites, Phragmites australis, Reed canary grass, Phalaris arundinacea, Garlic Mustard, Alliaria petiolata, Multiflora Rose, Rose multiflora, Lonicera maackii, L. Tatarica, L. Morrowii, Cissus (grape ivy), Boston and English ivy, and poison ivy.

Let's get rid of these plants. The first line of attack is digging and getting as much of the root as possible. Second is chemicals - RoundUp, and Rodeo are recommended by environmental sites. Please read the labels and follow directions precisely for environmental and personal safety. There is not enough space in this article to describe all the possible ways to control invasive plants. You can find other treatments, along with more details on the above-described methods, and species-specific recommendations on The Nature Conservancy website (www.tncweeds.ucdavis.edu).

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Darlene Slater
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*You can never solve a problem on the level
on which it was created.*

Albert Einstein

A LAST GOODBYE

Teresa Kennedy of 5072 Grasshopper passed away Sunday, March 5, 2017 at the age of 63. She has lived on Grasshopper for 10 years. Teresa is survived by her only child, Brandon Kennedy of Washington, D.C. and her brother, Steve Kuhnash of Dublin, Ohio.

Teresa graduated from Guernsey Catholic Central High School, studied computer science at Muskingum Tech and loved to cook for her family, friends and neighbors. Teresa managed the Pearls of Wisdom bookstore and, later, the Gentle Wind metaphysical store.

With her gifts of empathy and compassion, she touched the lives of countless people. Teresa's kind, quiet spirit will be missed in our community.

REPLACEMENT GARAGE DOORS

A couple of years ago the Board started a program to replace all wooden garage doors with steel/metal doors in an effort to decrease the expense of wood replacement and improve the look in our community. This is a long term program as the budget does not allow the Association to replace all the garage doors at one time.

Our maintenance department will continue to repair wooden garage doors with wood until the Association is able to replace all the doors with metal. If maintenance confirms a work order that the door is severely damaged, 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 now may do so. Information on how to proceed is posted to our website under "Bulletins."

One change: The Board originally placed the maintenance responsibility for the metal garage door on the owner. However, it has been determined that the metal garage doors will be the Association's responsibility to the same extent current wood doors are, which is outlined in the Resident's Manual, page 22.

Do you want to receive Turtle Talk by email? Provide B.J. Underwood (bjund02@gmail.com) with your name, address and email address.

Contributors: B.J. Underwood, Linda Garlinger, Cheryl Hill, Darlene Slater, and Don Schlaechter

Distributors: Gracie Harper, Kathy Murray, B.J. Underwood and Vicki West

IMPORTANT DATES

- 4/9 - Easter Egg Hunt
- 4/22 - Earth Day
- 4/26 - Board meeting, 7:00 p.m. Club house
- 5/14 - Mother's Day
- 5/20- Little Turtle Garage Sale - 9-4 p.m.
- 5/20 - Swimming Pool Opens for Season
- 5/24 - Annual Meeting, Golf Club at LT, 6:00- 9:00 p.m.
- 5/24 - Memorial Day

Refuse Collection - Friday - 4/7, 4/14, 4/28, 5/5, 5/12, 5/19, 5/26
Monday - 6/5

Recycling & Yard Waste - Friday, 4/14, 4/28, 5/12/5/26, 6/9

Please have recycling container and yard waste (in yard waste bags) out in front of your unit by 6:00 a.m.

PICKAWILLANY BOARD OF DIRECTORS

- Cheryl Hill, President - president@littleturtle.org
- Deborah Hochbein, Vice President - vicepresident@littleturtle.org
- Hildegard Jones, Secretary - secretary@littleturtle.org
- Lois Kamnitzer, Treasurer - treasurer@littleturtle.org
- Linda Garlinger, Director - linda@littleturtle.org
- Jerry Mapes, Director - jerry@littleturtle.org
- Keith Shiban, Director - kshiban@hotmail.com

IMPORTANT CONTACT INFORMATION

- Emergency Fire or Police 9-1-1
- Columbus Fire-Non Emergency 614.221.2345
- City of Columbus Service Center 3-1-1
- Columbus Police Department 614.645.4545
- Crime Reports www.communitycrimemap.com
- Columbia Gas Hotline 800.282.0157
- Bulk Pick Up 614.645-3111
- Garber Connect (After Hours) 614.212-7900 #2
- Case Bowen - Kathi Horvath 614.799.9800
- Fax: 614-799-8338
- Email: khorvath@casebowen.com
- Emergency after hours: 614.265-1746

**ALL MAINTENANCE CALLS MUST BE PLACED THROUGH
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