

Turtle Talk

August 2016

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



JULY BOARD MEETING

Following is a brief summary of July Board meetings. The June Board minutes and financials are posted on our website ([www.littleturtle.org/rules,regs and reports/minutes and financials](http://www.littleturtle.org/rules,regs%20and%20reports/minutes%20and%20financials) - password is [REDACTED]) The July board minutes will be posted following their approval at the August board meeting.

The July meeting was attended by nine residents. Letters continue to be sent to residents for pool, ARC unapproved modifications and parking violations.

The Board passed a motion to have Spectrum Utility, who installed and maintains our water meters, upgrade our system to 4G as required by the FCC. Cheryl Hill stated that the association was given a \$1005 discount for early purchase, lowering the cost to \$595.00. The upgrade will cost each owner only 15 cents per month over 21-24 months. The upgrade will be done in the installation at the clubhouse.

The Maintenance Committee has been asked to identify problem gutters and related drainage issues. They will report their findings to the Board so monies can be found in our 2016 budget or established for the 2017 budget to address solving the identified issues.

A large number of foundation issues were discussed. The Board approved the proposal from M&D for five catch basins - three on Wintersong, one on Smoketalk and one on Chuckleberry. A motion was passed to paint parking stripes in the parking area for 4947-4955 Smoketalk.

The removal of the split and decaying railroad ties was discussed along with proposals from two contractors. The Board has tabled this matter for more information on the proposals and budget review..

Storm drains behind Whistlewood, Wintersong and Smoketalk were discussed and tabled awaiting additional information and investigation.

JULY COMMUNITY MEETING

The community meeting was attended by about 30 residents for discussion on the idea of installing a camera at the pool and if additional rules for exterior decorating were required. The purpose was to obtain community input on these subjects..

The group enthusiastically discussed and debated all sides of the camera installation concept. Some of the points discussed were how would individuals taped during a violation be identified, how long the tape would be archived before re-recording, should the camera be located within the pool area or outside the pool door, etc.

When an informal vote was taken, it was split on the camera concept. The majority of residents present felt the current rules on exterior decorating should be enforced rather than adding more rules.

The Board will continue to look at ways to control the behavior at the pool with or without a camera and also continue to look at the exterior decorations.

NEW POOL GATHERING - COME ONE, COME ALL!

The informal pool gathering in early July was quite well-attended and very useful in providing the Board with feedback from owners. So we are doing it again!

This time it is at the swimming pool, **Sunday, August 14th at 4 p.m.** The focus topic is "Roads and Funding Them."

Please come!

Cheryl Hill

FIRE ALARM INSPECTION AND UPGRADE

The fire alarm inspection this year will include the upgrade to 4G as required by FCC. Garber has agreed to do both at the same time and has divided the property into two sets - August 29-September 3 and October 17-October 20.

The main panels located in one unit of each building must be accessible along with attached garages. If you cannot be present for your scheduled day, please provide a front door key (and garage door opener if required) to a neighbor, or your building captain and advise Kathi Horvath at Case Bowen who has your key. Each unit must be accessible for the inspection and upgrade.

Please refer to the listing Case Bowen sent each owner for a complete listing of when each building will be done.

For the residents convenience, we are repeating the August schedule.

Monday 8/29/16 - AM - Bldg. 9F - 5054-5075 Strawpocket
PM- Bldg. 20J - 4943-4961 Whistlewood (odd)
Tuesday 8/30/16 - AM - Bldg. 21J - 4993-5009 Chuckleberry
PM - Bldg. 12B - 4950-4968 Wintersong
Wednesday 8/31/16 -AM- Bldg. 22D -5025-5032 Chuckleberry
AM - Bldg. 23D -5045-5053 Chuckleberry
PM - Bldg. 25J - 5083-5099 Chuckleberry
Thursday 9/1/16 - AM - Bldg. 13P - 4955-4969 Wintersong (odd)
PM - Bldg. 18L - 5086-5102 Grasshopper
Friday 9/2/16 - AM - Bldg.10G - 5090-5100 Strawpocket
PM - Bldg. 24M -5065-5071 Chuckleberry
PM - Bldg. 26N -5109-5115 Chuckleberry
PM - Bldg. 4C - 4981-4987 Smoketalk (odd)

There will be a reminder in our October edition for the buildings scheduled during that month.

NOTE: Since the FCC has stated that 2G will not exist after 12/31/16, you may want to double check your cell phone to be certain it is 4G.

FFor the rules and guidelines for our condos, go to
<http://www.littleturtle.org/Bylaws.pdf> for the Bylaws
<http://www.littleturtle.org/Residents%20Manual%20Rev%207.14.16.pdf> for the residents manual. For your own copy simply "save as" on desktop.

PARKING IN OUR COMMUNITY

Yep, it continues to be a problem. Parking maps are available on our website ([www.littleturtle.org/Rules,Regs and Reports/Parking](http://www.littleturtle.org/Rules,Regs%20and%20Reports/Parking)). Big thanks to **Rick Stevens** for his work in 2010 in enlarging each building area so everyone can quickly find their address and parking space.

Should you decide to chance it and park wherever you choose, your car will likely 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 rules on parking apply to renters as well as owners.*

Should someone park in your space or block your garage, please alert Kathi Horvath at Case Bowen or call the police. Of course, a picture is worth a thousand words, especially when it includes the license plate number.

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

I never argue. I just explain why I'm right.

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3 Sold, 2 in contract in Little Turtle so far in 2016!

I have buyers in contract for a condo that was never even listed! If you are planning to sell, give me a call to see if any of my buyers might want YOUR home.

Doug Turlo

614-419-2077

dturlo@HomeCentralRealty.com



Broker/Owner

Home Central Realty



WE NEED YOUR EYES, PLEASE!

The Board and Maintenance Committee are focusing efforts on identifying problem water and drainage issues in the community and would like your assistance. The best time to identify problems is during big rains, which unfortunately for this purpose, are sometimes intense but short-lived.

When it rains, please look outside and in your basement for water issues, particularly noting 1) overflowing gutters, 2) downspouts or drain lines dumping water where they shouldn't or not flowing at all, or 3) water where it shouldn't be, such as in basements. Pictures are really helpful.

Please report any problem areas, with pictures if possible, to Kathi Horvath (contact info on page 5 of this newsletter). Thank you for your help!

Cheryl Hill

NEED WINDOW /SLIDER REPAIRS OR REPLACEMENTS?

James W. Fox Company (Fox Windows) has been providing service to our community for repairs on sliders and windows for years. They are still repairing the original Crossley sliders/windows as well as many other brands. Their office number is 614.267.2543, open 10-3 M-F, and located at 6297 Busch Blvd., Columbus. If you are unable to reach them, the owner's (Jason) cell is 614.440.7832.

Stanek has cancelled their contract with Fox as they are reopening the Columbus territory. If you have Stanek windows/sliders, contact them at 216.341.7700 to arrange for a service person to be in the Columbus area.

Trio Glass has provided glass replacement for many years in our community for glass replacement. Their number is 614.276.1647.

Kerbler Company does glass replacement and repair for sliders and windows. They can be reached at 614.885.5387.

Glass Guru also provides glass replacement in our community. Contact them at 614.856.4550 (Gahanna office) or email Annie for an appointment: AnnieH@theglassguru.com. Thanks to **Beth Humble** for this email address.

With a number of vendors now serving our community for glass replacement, you should be able to obtain good pricing as often the labor portion of the project can be negotiated when a few or many residents get together to have replacements done at the same time. The more you buy, the less you pay for labor.

I don't need a trainer so much as I need somebody to follow me around and slap unhealthy foods out of my hands.

FIRE ALARM PROCEDURES

When the alarm sounds, the fire department is immediately notified by the monitoring company. The alarm will sound in all condos in a building *for four minutes* before silencing. An alarm strobe light, mounted on every building beside the annunciator panel, will aid the fire department in locating the condo in trouble, the address of which is shown on the annunciator panel.

Be prepared for an emergency. **Call 9-1-1** and step outside your condo. Know your building captain and the location of your building's annunciator panel. For a listing of building captains and the location of the annunciator for your building, go to [www.littleturtle.org/Community/CommunityLeaders/Building Capts.](http://www.littleturtle.org/Community/CommunityLeaders/BuildingCapts)

Building captains and our local fire station have keys to the annunciator panels and are prepared to reset the system after the emergency has been addressed. IF the Fire Department has left and/or the building captain is unable to silence the alarm, please contact Garber Connect's after hours number at 614.212-7900, Option #2. The caller will be asked to leave a message while an on call technician is notified to return your call.

By law, your door will be forced open by the fire department if access is not available (i.e. key in the lock box, key with a neighbor). To avoid this, contact Kathi Horvath at Case Bowen to set up a code for your lock box and be sure to keep a front door key in your lock box. 9-1-1 has the codes for the owners who established them from January on and our local fire station is aware of this fact.

PRESIDENT'S COLUMN

Wow! Do we have participation! And I'm thrilled! Owners are coming to meetings and our pool pow-wow. Attendance at maintenance walks is great.

But I do have one problem. Board meetings are running about four hours, and that's too much. So the Board is trying something new - putting the Executive Session before the meeting, followed by the business meeting at 7:00 p.m. and ending with the residents' remarks. That way, Kathi Horvath can leave closer to her two hour contracted time, rather than stay through our residents' remarks.

BUT I NEED AUDIENCE HELP, PLEASE. I am asking that audience comments be kept until after the business part of the meeting, and be presented as concisely as possible. We have index cards available for feedback should this timing not work for you, or you can always request ahead of the meeting to speak early in the session. If you have questions/comments about this approach, please shoot me an e-mail.

Concrete work and railroad ties: yes, we need lots done ASAP, and I appreciate everyone's patience. We do expect to get the railroad tie project started by fall. Meanwhile, please be very careful of deteriorating ties. Concrete is probably a bigger project cost-wise (we'll know more after we review the list with contractors soon), and we probably don't have enough in the budget to do everything on the list this year. However we won't know until we finish the scope, so bear with us, and I'll see that you're updated regularly. We'll stretch the money as far as possible and still get good work done.

The Board has appointed Linda Garlinger to serve the remaining ten months of Doug Turlo's term. The Bylaws only require that the Board appoint someone, but the Board chose to listen to the community and asked in the last *Turtle Talk* who was interested. At the July Board meeting, the two candidates during their presentations essentially agreed between themselves that one, William Carpenter, would be a committee chair, and the other, Linda Garlinger, would replace Doug. The Board did vote, and the vote followed the agreement of the candidates.

Thanks to Doug for his contributions to the community and years serving on the Board.

Cheryl Hill

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	<p>Darlene Slater Account Manager Masters Insurance Group</p> <p>178 West Schrock Road Suite A Westerville, OH 43081</p> <p>Tel 614-471-2628 Fax 614-467-2031 slated2@nationwide.com Mastersinsurance247.com</p>
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DID YOU KNOW?

1. If you need to reach Case Bowen *after hours for an emergency*, please call 614.799.9800 and press #4 or bypass the main number and call 614.265-1746.
2. *It is the responsibility of the City to pick up the yard waste, not Mid-Ohio, so be sure you put it out every other Friday on schedule.* Put your yard waste in bags at the curb for pick up every other Friday as per the schedule on page 5.
3. The clean and stain project will resume with Building 13P on Wintersong on Wednesday, August 24-26 for power washing, and

Monday 8/29 for staining. Residents in building 13P have already received notices and information from Deck Rescue.

4. Decks are included in the clean and stain project pricing. If you do not want to wait until your building is done and are willing to pay the costs yourself, contact Dave at Deck Rescue at 888.949.3625 providing photos via email if you are able. Deck Rescue will schedule a group deck project independently from a building restoration and provide a window of when they will be in the area.

5. "Cats are not allowed free access to the condominium property at any time and are to be restrained within each unit owner's limited common property." Residents Manual. Thanks to **Teresa Kennedy** for this reminder.

6. It is the responsibility to all dog owners to keep their dogs on a leash while walking them and to picking up after them. Dogs are not allowed to run loose on the golf course.

6. Why are you raising mosquitoes? Clean and store any containers (bird baths, empty potting containers, etc.) you have where water can accumulate. A single water-filled bucket can generate hundreds of biting mosquitoes; and although the adult mosquito's life expectancy is not usually more than a few weeks, the female may lay several batches of eggs each containing several hundred eggs during her life. Thanks to **Linda Garlinger** for this reminder.

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<p>The Ohio Real Estate Company Inc.</p> <p>5222 Sharps Ct. • Westerville, OH 43081 Direct: (614) 896-0774 / Fax: (614) 635-2686 Email: debbie@debbiebowman.com Hundreds of Satisfied Clients!</p>	<p>Deborah Bowman REALTOR- ASP, CDPE</p>

*Sometimes I sit quietly and wonder why I'm not in a mental asylum
.... then I take a look around and realize ... maybe I already am.*

RENEWAL OF INSURANCE CERTIFICATES

Should you receive a letter from your lender/mortgage company requesting updated information on the Pickawillany Master Insurance policy, please contact Nichole Murray or Dan Overmyer at Overmyer Hall Associates - 614.453.4404. You need to contact them directly as they will ask for your loan number.

The Pickawillany Master Insurance is renewed annually in September. The Board will be renewing before the expiration date of 9/9/2016 with Central Mutual through Overmyer Hall Association.

GOODBYE TO DOUG TURLO

Doug Turlo moved to our community in 2007 and has served on the Board since 2014. He recently purchased a home outside our community and will be moving in August. Doug has offered our community a very logical mind combined with a great sense of humor. Over the years, Doug has supplied me - and thus our community - with tons of information on the real estate market. Thank you, Doug, for your service to our community. You, Tracy and Pancho will be missed.

BI-WEEKLY MAINTENANCE WALKS

The Board implemented bi-weekly maintenance walks starting June 28th, and they are proving quite well-attended and useful. The walks are attended by at least one Board member, one of Pick's maintenance personnel, a representative (or at least input) from

Case-Bowen, and whatever other Board or Maintenance Committee members are available. The purpose is to get feedback and communication among the various groups to identify and propose solutions to maintenance problems in the community.

So far, drainage and foundation/structural issues (some of the community's largest cost items) have been the biggest focus, and some cost-saving options have resulted. Thanks to all participating!

Cheryl Hill

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WANT TO GET IN TOUCH WITH THE BOARD?

Do you want to send an email to the Board? Go to the website - [www.littleturtle.org/Community/Board Members](http://www.littleturtle.org/Community/Board%20Members). Directly below the listing of the Board of Directors is a hyperlink for a group email for all the Board members.

Easy! One key stroke and you have an email to all seven Board members to advise them of your comments or issues rather than direct an email to just one or have to type in seven e-mail addresses. This allows all Board members to be aware of your comments.

An alternative to an email is the suggestion box located at the entrance to the maintenance shop at the clubhouse.

Our website is packed with information about our community. Check it out.

EXTERIOR DECORATING

The residents manual states that each of us have some freedom to personalize the exterior of our condos - within the confines of the rules. The Board is asking all residents to review their outdoor decorating with a view befitting an upscale community. In doing so, please align your exterior decorating with the guidelines in our Residents Manual, such as:

- Front door decorations *within the front door overhang area*. The residents may "personalize" their entrance with potted plants, etc., which are not permanently installed and which will not damage the exterior or structural materials of the condo. Free-standing and hanging potted live plants are encouraged.
- Decorative items such as birdhouses, wind chimes, bird feeders, bird baths, etc. are permitted and encouraged within reason, within the limited common areas.
- Plaques, flags, decorative art are not allowed on the exterior walls or fences as they are common property.

Reminder: Any modifications to the exterior of the condos outside the limited common area must be Board approved. Please check the residents manual for information and the required Request to Modify Common Property form.

EVERYTHING YOU WANTED TO KNOW ABOUT 3-1-1

The City of Columbus provides us with 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 instructions at www.311.columbus.gov. The staff manning the call center are very efficient and courteous and will provide you with information quickly.

We pay for these services through our taxes so let's FULLY UTILIZE THE SERVICES. If your trash or yard waste is not picked up, call 3-1-1 and let them know. The trash is picked up by city employees; the recycling and yard waste are contracted out. The city needs to know when they are not performing the 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."

Email the City to arrange for a *bulk pick up* and get a quick email response of your pick up date.

Do you want to report speeders on Blue Jacket or request speed bumps for Blue Jacket? As Cheryl Hill mentioned in the July *TT*, call 3-1-1 or request assistance at www.311.columbus.gov/I want to submit a comment or ask a question.

Even under ideal conditions people have trouble locating their car keys and finding their cell phone - but I'd bet everyone can find the snooze button on the alarm from three feet away - in about 1.6 seconds, eyes closed, first time, every time. Uh Huh!

WHAT'S IN THOSE KITCHEN SOFFITS?

Thinking about remodeling your kitchen in the three bedroom condos in Little Turtle? Eliminating or reducing the soffit areas above your cabinetry can make a significant upgrade and make the kitchen look and feel so much larger. If you are considering this project, be prepared for multiple surprises. The mechanicals that were run in those spaces made easy work for the original builders of these condos. However, they obviously had no concern for anybody wanting to remodel.

Among the most difficult tasks to deal with would be rerouting the drain line from the upstairs bathrooms to the main stack. It runs along the sink wall and across the wide soffit, then through the cold air return across the hall and into the back wall of the coat closet down to the basement main stack. Rerouting can be done a couple of ways but is somewhat costly.

There is also heating and cooling duct work and the vent from the range hood. This is another costly change. Water lines will also have to be dealt with. Changing to PEX (the red and blue plastic water lines) can make those changes considerably more cost effective.

Lastly there are the electrical lines -lots of them. They run to everywhere from everywhere. A good electrician is a must for this work. Tearing into walls is unavoidable so find a good drywall mechanic, too.

I have dealt with all of these in the process of remodeling my own kitchen and hallway. It's an expensive project and will not be done in four days. However, we plan to be carried out in a coffin from our unit so the long term benefits are well worth the effort to us.

So if you plan to remodel, check your blood pressure and remember, "Remodeling is NOT for the faint of heart!"

Vaughn Abbott

SNAKE CHARMERS

Kudos to **Daryl Holland** and **Ronier Fernandez** for capturing a 5-6 foot snake. This was certainly beyond their job description, but it saved the Association the expense of hiring a company - and waiting for their arrival - to remove it. Way to go, guys!

CRIME ALERT IN OUR AREA

There have been a number of reports of break-ins and vandalism in the Little Turtle area. Our pool pump room was broken into and vandalized in late July and early August costing our association two new doors and Daryl's and Ronier's time to replace the door - twice.

The police are aware of the situation and request you report all incidents of vandalism to them.

Be sure to lock the doors on your condo and car. Don't leave your garage door open. Be cautious out there.

HONEYSUCKLE ON COLUMBUS' HOT LIST

We have a large amount of honeysuckle in our community - mainly morrow and bella. Honeysuckle bushes leaf out early, retain green late, deplete the soil of moisture and nutrients and inhibit the growth of nearby plants by releasing toxins. Honeysuckle is fast growing and spreads rapidly. Bella honeysuckle produces berries that do not provide the nutritional needs of migrating birds. The berries are the equivalent of fast food for birds and threatens the health and survival of both native and migrating.

It's the kudzu of Ohio: ubiquitous and quietly taking over.

Established stands of exotic bush honeysuckles are often managed by cutting the stems at ground level and painting or spraying the stumps with chemicals mixed with a non-toxic bark penetrating oil. Late summer and throughout the dormant season are the best times for treatment. However, the only permanent removal solution is digging up the roots and removal of the whole plant - expensive and time-consuming work.

Perhaps the elimination of this bush is something the Board will consider on their long, long list of things to do.

Sources: US Forestry Service and *The Columbus Dispatch*

Thank you, **Roger Griebing**, for the idea for this article.

Contributors: B.J. Underwood, Vaughn Abbott, and Cheryl Hill

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

IMPORTANT DATES

8/14 -Community Meeting, 4:00 P.M., Pool

8/24- Board Meeting, 7:00 P.M., Club House

9/5 - Labor Day

9/22 - First Day of Fall

9/26- Board Meeting, 7:00 P.M., Club House

Refuse Collection - Every Wednesday through August. On Sept. 5th, it moves to Thursday through October 6.

Recycling & Yard Waste - Every other Friday morning - 8/19, 9/2, 9/16, 9/30

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

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 TELEPHONE NUMBERS

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
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
KATHI HORVATH***

ADVERTISING INFORMATION

Display Ad Rates Per Issue

\$3.00 for 25 words or less

\$10.00 for Business Cards

\$25.00 for ¼ page

\$50.00 for ½ page

- Ad Deadline: 1st of month for that month's edition (e.g. October 1st for the October edition)
- Payment must be received before the ad is run (checks payable to PCUOA).
- Contact B.J. Underwood at 614.818.1596 or bjund02@gmail.com to place your ad.
- Advertising proceeds will be used for production costs; any income after production costs benefits the community.
- The Association does not recommend the services advertised nor will it accept any liability for the ads. The Turtle Talk staff is not responsible for inaccurate information submitted or omissions; it reserves the right to refuse objectionable advertising, and to make editorial corrections and deletions as necessary.