

# Turtle Talk

August 2018

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



## **JUNE AND JULY MEETINGS**

Following is a summary of the June and July meetings. The June minutes are not posted yet as the Board could not agree on the wording to amend a motion reflected in the June minutes.

At the July meeting, a proposal from Sandy's Pool for a Chemtrol digital controller that would include reworking the plumbing until April 2019. D Estep completed the repair to the pond overflow pipe. Ronier is checking places to obtain a solar light that does not have a motion sensor. This will be used in a location as a test to hopefully begin transitioning to solar lighting for our security lights.

M&D has completed the paving project and will return to do items on the punch list. The Board approved Mid Ohio's proposal to repair drainage areas at 4944 Wintersong at a cost of \$2815. The Board has found a new concrete vendor and has accepted Brazilian Concrete LLC's proposal for work to be done at three locations for a total cost of \$2525 as a test of their quality of work. Aqua Doc treated the pond on June 21 for algae.

There were 115 new work orders entered into Caliber for period of 4/25-6/22. Sixty-nine were completed and closed, 46 remain open and working. Nineteen violations letters were sent during the period of April 25-June 27.

Higher Power inspected issues at garages to find that the wiring was spliced from the existing electrical circuit. (Options #1 - saw cut, trench and rewire. At the Board's recommendation, this would be at the homeowner's expense. Option #2 - Separate panels in each unit. The Board rejected this recommendation.) This matter tabled for additional discussion.

Joseph Tree Service original proposal for \$3800; this amount was revised by the Board to \$4300 to add three trees requiring services.

The board passed a motion to approve the Request to Modify Limited Common Elements for 5008 Wintersong to plant one Oriental Maple and one Weeping Cherry tree.

NOTE: The August Board meeting date has been changed to August 29.

## **THE PAVING OF SMOKETALK AND STRAWPOCKET**

In late June, M&D Paving performed a beautifully choreographed and thoroughly rehearsed ballet with trucks of various sizes - planers, compactors, pavers, graders, loaders, etc. - moving in perfect synchronization. The results: Smoketalk and Strawpocket have beautiful, smooth, non-lumpy, non-bumpy streets and all evidence of someone painting it while on an acid trip have been removed.

The seven steps in the process are demolition and removal, grading and sloping, preparing the sub base, proof roll-undercutting and sub base repair, binder and surface course, install new asphalt surface, butt joints and transitions, and a final roll to complete the project. Oh, and the installation of 3 speed humps.

The total amount the Association will be paying M&D Blacktop for the paving project is \$247,665.

The only negative side: Parking on Blue Jacket was a pain to all the residents involved as drivers still think they are driving the Indy 500. One driver hit three cars - two owned by Pick residents.

M&D Blacktop, in business since 1964, did an excellent job at providing not only information to the Board so they could make informed decisions, but also on working with the residents during the project.

Next year it will be Wintersong that gets the honors. And they will be very thrilled when it is done.

## **SOCIAL HAPPENINGS**

### **Sunday, August 12, 7:00 PM - Clubhouse - Bingo**

One lucky bingo winner will go home with a gift certificate for a pizza party for 8 from MOD Pizza! Reminder: Bingo is \$2 per card for 4 games

### **Saturday, August 18, 5 PM - Clubhouse - Annual Picnic**

Please bring a side dish or desert to share. Hamburgers and hot dogs, buns, condiments, and soft drinks will be provided.

### **Sunday, September 9, 7:00 PM - Clubhouse - Bingo**

\$2 per card for 4 games

### **Saturday, September 22, 7:00 PM - Clubhouse -**

### **Octoberfest with Beer and Brats**

Please bring beer to share and nosh to go with your food to go with your brats. Feel free to bring the drink of your choice. 50/50 raffle - bring cash.

The wine tasting on July 21 was dampened a little by rain, but about 20 residents gathered in the tent just outside the clubhouse. It pretty much drizzled all evening. Even though we were a small group, we had a GREAT time. The musician, Steve Bumgarner, was terrific, and he brought his lovely wife to join us. It was a relaxing evening and everyone shared their appetizer and fine wine. We raffled one giveaway to William Carpenter.

Darlene Slater, Chairperson

## **I DO more so you GET more!**

**My "3 Steps for Top Dollar" home sale system has been proven to sell Westerville area properties 25% faster and for MORE money in 2017! Yet most Westerville agents do not do this for their listings.**

**It's easy to sell fast in this market but getting top dollar requires a strategy!**

**Always compare my strategies and services before choosing an agent.**

**Doug Turlo, Broker/Owner/REALTOR**

**Home Central Realty**

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Home Sale System

### ***CLEAN AND SEAL PROJECT***

The 2018 clean and seal project is running a little behind schedule due to the amount of work required on Building 13 on Wintersong. Our maintenance crew worked long hours to replace the large amount of siding required. Deck Rescue performed their usual excellent job of cleaning and staining the building in addition to doing stucco repairs on several areas of the building before staining. This building was completed on July 17.

Building 7 on Grasshopper is currently being worked by our maintenance crew. There is a great deal

of work to be done on this building as the Grasshopper buildings have not been done previously - except for one garage.

Big thanks to our maintenance trio for putting in long hours to complete the wood replacement.

### ***TORRID RAINS AND GUTTERS***

Guess what? Torrential rains and gutters are not compatible - especially with our very steep roofs.

When the rain decides to pour vengefully 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 you have clogged gutters. As the rain eases, check to see if you still have a problem. Chances are you may see a big difference. Doing this may avoid unnecessary calls for gutter maintenance.

As mentioned in an earlier edition of *Turtle Talk*, the maintenance department is experimenting with various gutter guards recommended by the Maintenance Committee. Some of them are working well, and Ronier has selected one or two to use throughout the community as needed. They are also in the process of replacing 4" gutters with 6" gutters where required. The 6" is the largest size for residential application.

### ***BOARD SECRETARY***

Since no one on the Board stepped up to be secretary and several residents turned the Board down, at the May special meeting, the Board president asked that Tina Frazier be named Board Secretary - in name only. A motion was passed to have an Administrative Assistant from Case Bowen attend our meetings and take the minutes at a cost of \$75 for two hours and additional costs if the meeting run over. (This is allowed under our By-Laws. See Article III, Officers, Page B-6.)



**Darlene Slater**  
Account Manager  
Masters Insurance Group

178 West Schrock Road  
Suite A  
Westerville, OH 43081

Tel 614-471-2628  
Fax 614-467-2031  
slated2@nationwide.com  
MastersInsurance247.com

*"The taxpayers are sending congressmen on expensive trips abroad. It might be worth it except they keep coming back."*

Will Rogers

### **6 THINGS YOU MAY BE RECYCLING WRONG**

We have all done it: a greasy pizza box, a disposable coffee cup, the odd plastic bag tossed in the recycling bin. Waste manager often call this wishful or aspirational recycling. Unfortunately, putting these objects in with the rest of the recycling can do more harm than good. Too many of these items will contaminate a batch of recycling. That means waste managers might not be able to find buyers for the materials - especially now that China, one the world's main importers of recyclable waste, has said it will reject shipments that are more than 0.5 percent impure. Contaminated loads could be sent to the landfill instead.

Besides the greasy pizza boxes and disposable coffee cups, these items should also not be put into your recycle container - yogurt cups (and other non-recycle plastics), oily take-out, plastic bags, and dirty diapers (yes, people do this) should never be put in the recycle bins. Some people use plastic to haul their recyclable items out to the bin, but plastic bags are not acceptable so toss the items in the bag into the bin and put the plastic bag into the trash.

(Parts of this article are from the New York Times article dated June 5, 2016..)

**VAUGHN ABBOTT**  
**REMODELING CONTRACTOR**  
5006 Wintersong Ln.  
614-419-6153  
[vaughnabbott@gmail.com](mailto:vaughnabbott@gmail.com)

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*"One man alone can be pretty dumb sometimes, but for real bona fide stupidity there ain't nothing can beat teamwork."*

Mark Twain

### **LET ME INTRODUCE YOU TO LYNDA**

Do you want to occupy your spare summer hours with instructive and educational activities? Try Lynda.com at

the Columbus Metropolitan Library's Research Division. They have a massive database of thousands of on-line courses. Membership in the library (free) is required as the library card number and pin number are required for login. Note: There may be costs for gaining access to Lynda if you do not use the library's research division.

Gerry Underwood

**Deborah Bowman, REALTOR**  
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### **INFORMATION UPDATE FORMS**

H.B. 135, the Ohio law for condo associations, requires residents to file Information up-date forms with the property manager. **It is state law that each owner to completes this form.** Owners leasing their condos must also complete one with updated tenant 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>

### **DON'T FORGET TO CALL OUPS**

Don't dig without calling OUPS! The Association has some very shallow utility lines, and OUPS will mark them for free. Please call 8-1-1 or access homeowners tab on [www.oups.org](http://www.oups.org).

### **WATER METERS**

Are you aware that owners are responsible for the water meters located in their condos? Many owners have the mistaken impression that they are responsible for the paying their water bill each month, but the maintenance of the actual water meter? That is also the owner's responsibility.

Should you receive a notice from Spectrum stating that they had to estimate your water usage for a month, you will be responsible for contacting Spectrum and arranging for them to come out to check your meter. It is possible that you may just need a new transmitter as its battery has a life cycle of about 10 years and cannot be replaced.

The cost factor: \$60.00 for the transmitter which contains a five year battery that can be replaced at the

end of five years for about \$3-4 but will require Spectrum replace the battery to be certain the transmission is going through correctly, plus \$20.00 one time trip charge and \$59.00 per hour for repairs/labor.

You may want to check to see if any of your neighbors have received the same email and try to schedule your appointment for the same day- 10:00 AM and your neighbor 11:00 AM, etc. to avoid paying the \$20.00 one time trip charge. Contacting Spectrum: (614) 777-1199 or [columbus@spectrumutilities.co](mailto:columbus@spectrumutilities.co)

*Being rude is the weak man's imitation of strength.*

Eric Hoffer

### IMPORTANT DATES

8/12 - Bingo - 7:00 PM, Clubhouse  
8/18 - Annual Picnic - 5:00 PM - Clubhouse/Pool  
8/29 - Board Meeting, 7:00 PM, Clubhouse  
9/3 - Labor Day  
9/9 - Bingo, 7:00 PM, Clubhouse  
9/22 - Autumn Begins  
9/22 - Octoberfest 7:00 PM, Clubhouse/Pool  
9/26 - Board Meeting, 7:00 PM, Clubhouse  
10/8 - Columbus Day

Refuse Collection - Every Monday 8/6,8/13/8/20, 8/27.  
Then every Tuesday 9/4, 9/11, 9/18, 9/25, 10/2

Recycling & Yard Waste - Every other Friday -8/3, 8/17, 8/31, 9/14, 9/28

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, Darlene Slater and Gerry Underwood

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

Webmaster: Gerry Underwood

### 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)

Cheryl Hill, Treasurer - [treasurer@littleturtle.org](mailto:treasurer@littleturtle.org).

Chet Durham, Director - [chet.lt.pick@gmail.com](mailto:chet.lt.pick@gmail.com)

Patricia Hughes, Director - [pwhughes@att.net](mailto:pwhughes@att.net)

Keith Shiban, Director - [kshiban@hotmail.com](mailto:kshiban@hotmail.com)

Tina Frazier, Director - [tina.s.frazier@gmail.com](mailto:tina.s.frazier@gmail.com)

### MAINTENANCE PERSONNEL

Ronier Fernandez, Supervisor

Mikael Allen

David Neih

Fred Hoelzel, Part Time

### IMPORTANT TELEPHONE NUMBERS

Emergency Fire or Police 9-1-1

Caliber Portal

[https://cailber.cloud/CaliberWeb2\\_CaseBowenCo/](https://cailber.cloud/CaliberWeb2_CaseBowenCo/)

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

Crime Reports: [www.communitycrimemap.com](http://www.communitycrimemap.com)

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: [khovath@casebowen.com](mailto:khovath@casebowen.com)

Emergency after hours: 614.265-1746 or  
614.799.9800 #4

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



**CARLETON  
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**WILLIAM E. CARPENTER**  
REALTOR®  
REAL ESTATE COACH  
(614) 216-0636

Fax (614) 891-5034  
Email [wecglobal@gmail.com](mailto:wecglobal@gmail.com)  
Web [www.CarletonRealty.com](http://www.CarletonRealty.com)  
Office 580 W. Schrock Road  
Westerville, OH 43081

