

Turtle Talk

DECEMBER 2021

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



NOVEMBER BOARD MEETING

The minutes from the October 27, 2021 meeting were approved. The financial report was given by Kathi Horvath as Marvin Blank, Treasurer, had not joined the meeting yet. No committee reports were submitted. 21 new work orders entered between 10/27/21 through 11/31/21; 9 were recorded as closed in Caliber. There have been 14 total sales this year - none for the month of November. The delinquency report as of 9/30/21 was \$18,832.81 of which \$16,547.36 belongs to one unit.

Leak Seekers performed inspection of units to determine a leak behind 4996 Wintersong. 5004 Wintersong is waiting for door(s) and installation by Rosati. This claim will continue into 2022. K and G Contracting's the engineer sent an updated structural analysis and structural repair drawings required for 4965 Smoketalk Lane at a cost of \$4200.00. The cracks were filled and completed for phases I and II at no cost to the Association by M&D Blacktop and new catch basin was installed on Smoketalk. K&G has been in touch with the owner of 4934 Wintersong and can now start the project. The rear of garages of Building #1 (4949- 4955 Smoketalk) is in process for design plan/work.

Garber completed the upgrade of fire alarm system on Building #3 November 15-16. Board approved the 2022 budget. An updated engineer report was received for 4940 Wintersong. The pool roof is on hold for now; Ronier will do the roof when pump room work has been completed. The fountains were removed from the pond on November 2 for the winter; cattails emergent applied..

Garber presented two bids to upgrade the fire alarm system for Buildings #7 & 27 as the smoke alarms in these buildings do not work. A motion to accept Garber's proposal to up-grade the fire alarm systems in Building #27 for a cost of \$3753 was passed. A motion to accept Garber's proposal to up grade the fire alarm system in building 7 for a cost of \$4300 was passed.

CST Utilities presented a proposal for two jobs behind Wintersong (4996 and 5008). The proposal is not standard as the scope of the work is unknown and will be billed on a time and material basis. It is assumed by CST that no excavation work in concrete or asphalt is required but if it is necessary, there will be an adjustment to the costs. The Board agreed to put a cap of \$5000 on this job and should further funding be required, CST will need Board approval. A motion to approve the proposal from CST to perform the waterline repair behind 4996 and 5008 Wintersong at a cost not to exceed \$5000 and with the understanding from CST that if they will be going over the budgeted limit set by the Board, they need to contact Kathi Horvath.

Ronier submitted a proposal from Jorge Mejia of Platinum Painting Plus LLC for gutter cleaning. Motion was made and seconded to approve proposal from Platinum Planting Plus LLC to clean the gutters on all 27 buildings for a total cost of \$9500.

SOCIAL EVENTS

The Pickawillany Social Committee is hard at work to bring you fun ways to meet and have fun with your neighbors. We held our Annual Picnic in August and a record number of people attended.

The last event for 2021 will be a Holiday Cookie Decorating and Exchange experience, which will be held on Saturday, **December 11th** at the pool house. Come and decorate cookies which will be provided by the Committee and/or bring 3 dozen of your cookies to exchange with your neighbors. Bring 3 dozen/take 3 dozen. Be sure to bring a container to carry your treats home. Decorating is from 1:00 PM - 3:00 PM and the Cookie Exchange will be 2:30 PM-3:00 PM. Darlene Slater will host this exchange.

Game Night will resume on Saturdays beginning in January, 2022. This year it will be held on the second Saturday of January, February and March from 7:30 PM to 10:00 PM. If attendees desire, it could be extended into April. The fun evenings will be held on **Saturdays, January 8, February 12 and March 12**. Due to COVID, we request that everyone wear a mask and be fully vaccinated. Laurie Gang and Becky Halteman will host the event. There will be a lot of new games from which to choose. BYOB and a snack to share. Please come! It's only fun if you are there! Please RSVP to Beck or Laurie of to pickcondos@gmail.com

Upcoming Events:

June 4, 2022 - Pool Party for adults (over 18 years old)

June 22, July 31 and August 28, 2022 - Bingo

July 23, 2022 - Pizza Party

August 20, 2022 - Annual Picnic

December 10, 2022 - Holiday Cookie Event

If you have any questions, please contact one of us.

Becky Halteman 614.260.7841

Laurie Gang 908.725.2224

Darlene Slater 614.208.7624

Lynda Nelson 614. 891.1132 or 614.507.3447

Law of Probability- The probability of being watched is directly proportional to the stupidity of your act.

PRESIDENT'S COLUMN

2022 - What will this New Year bring us, as we wish a less than fond farewell to 2021. Some of us have said farewell to family and friends and yet the world continues to spin, rotate and go on. This past year has created many new challenges both personal and professional and the world continues to go on. For many who cannot stomach change, they must be filled with constant dread as change seems to be an everyday occurrence, and, again, onward we tread.

I am going to dedicate this column to expressing gratitude to everyone who continues to keep Pickawillany such a great community to live in. We would like to thank all of our owners here at Pickawillany for showing such patience and grace while waiting for work orders to get completed. You all have made this time less stressful on our lone Maintenance Supervisor.

I would like to thank Ronier Fernandez for the outstanding job that he has done to make this period of time seamless. Without his dedication to Pickawillany, the lack of another employee would be much more noticeable. To date, we have been unable to get anyone to fill Michael Garcia's role. I would like to thank Fred Hoelzel, who does fill in and assist with light duties in the interim. Until such time that another person is hired, the Board would ask that all of you continue with the patience you have already shown. Unfortunately we are going to have to hire outside contractors to assist Ronier with some of the repairs, and gutter cleaning, and other tasks that would be too dangerous for him to do alone. Hopefully this won't impact our budget too much.

I would like to thank BJ Underwood for selflessly seeing us through this tough time. By providing *Turtle Talk* to the entire community, she allows us to keep abreast of what is happening in our little world, smile at the quips and quotes she provides us, even at such a difficult time as this for her. We lost one of our anchors who had kept the Pickawillany pulse pounding for over 20 years. Gerry Underwood sadly passed away last month, and he left big shoes to fill. His creation of The Pickawillany Website was way ahead of its time, and it is our hope that the next steward of the Website will continue it with that in mind.

It is my hope that everyone has a safe and joyous holiday season with friends and family and lets keep hoping that next year will prove to be better.

"Be positive. Your mind is more powerful than you think. What is down in the well comes up in the bucket. Fill yourself with positive things." – Tony Dungy

- Hildegard Jones

2021 BOARD ACCOMPLISHMENTS

Joseph Tree Service – Removal (15), Pruned (35), New Plantings (15), Growth Regulator (Apple Scale/Scab Treatment (48) - This is included in our CCP (Complete Care Plan from JTS)
M&D - Chuckleberry, Grasshopper and Whistlewood asphalt completed as well as the crack seal of Smoketalk and Strawpocket. Catch basin installed on Smoketalk. Total Asphalt \$358,500

Cast Concrete & M&D Concrete - Concrete list included:

Front Sidewalk (34 ft.)	\$2,400
Garage floor/slab	\$3,353.40
Sidewalk (28 ft)	\$1,344
Sidewalk (21.5 ft)	\$1,152
Patio	\$1,609.50
Patio	\$2,280
Concrete Total:	\$12,138.90

Garage door replacements: \$1,830

Survivor Electric & K&G (Trenching) – Four locations

Chuckleberry, Grasshopper, Whistlewood and Strawpocket, \$17,991.78

Annual meeting held in May at Pickawillany green space with social distancing and masks due to COVID-19.

Structural work –

4981 Smoketalk Foundation Repair	\$15,600
4992 Wintersong (Sister Joists)	\$ 3,225
4963 Smoketalk Foundation Repair	\$30,000
Structural Foundation Repair Total	\$48,825

Garber – Upgrade Panel, Communicator, Keypad, Smoke Detectors & Modules

Building 3	\$3,900
Building 7	\$4,300
Building 27	\$3,753

Gutter Cleaning all 27 Buildings - \$9,500

Contracted out since we only have one maintenance worker and safety would be an issue.

Waterline repair- \$5,000 (Two locations)

We are expecting two more locations to be added for a cost of approximately another \$5,000 - all on Wintersong.

Pool Gate Card Reader installed by JS Security for pool and clubhouse - total cost of \$2,680 (new cards issued)

Swimming Pool - pool heater replaced by SPS equipment plus labor \$5,067.63

Select Structural Solutions (engineer) - includes site visits, reports and structural drawings for permits - \$10,290

In front of a funeral home:
"Drive Carefully. We'll Wait."

William E. Carpenter, Realtor
614-216-0636
wecglobal@icloud.com

MAJOR SHOUT OUTS

There are many people - volunteers and paid employees - who are responsible for the smooth running of our condo association and truly serve our thanks. The **Board** works hard throughout the year to make certain our association is running smoothly, maintenance is done timely, costs are held down and rules are obeyed. The Board is made up of 7 unpaid volunteers who clock a lot of hours communicating frequently about board business, walking the property every other week, and meeting once a month or more frequently as required.

Kathi Horvath, our Senior Community Association Manager, has a big job. Kathi handles all the calls and emails from 193 residents regarding maintenance, financial matters, etc, obtains bids from contractors, makes certain everything runs smoothly and professionally.

Our maintenance staff - **Ronier Fernandez, Supervisor**, and **Fred Hoelzel** (part-time) - works hard to maintain our property, complete work orders promptly, work with outside contractors, perform regular preventive maintenance in addition to rebuilding or maintaining the property as needed.

Our committees, **ARC/Grounds, Communications and Social** are made up of unpaid volunteers who do a great deal for this community - maintaining ARC/Grounds standards, communicating information and planning and carrying out social events.

Complaining about a problem without posing a solution is called Whining.

- Teddy Roosevelt

REPLACING SLIDERS

If you are planning to replace a sliding glass door in your condo, please contact our maintenance department (place a work order through Caliber or through Kathi Horvath) to have the header, footer and flashing checked to make sure they are in good condition. If they are not, the maintenance crew will request you hold the new installation until they can replace or repair these areas BEFORE the new door is installed. This will ensure your new slider will not have to be removed to fix any leaks and repairs.

DELIVERIES

Owner's expecting a large item delivery too wide to fit though the standard entry way and must be brought through the sliding glass doors (such as refrigerators) are requested to place a work order at least 7-10 days in advance so a section of the fence can be removed for the delivery and replace thereafter. The maintenance department is not "on call" whenever a delivery is made.

Thanks for being courteous and placing a work order request in advance through Caliber or Kathi Horvath at Case Bowen.

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APPOINTMENTS WITH CONTRACTORS

Once Kathi Horvath of Case Bowen has established a time for a contractor to do work on your condo, do NOT contact the contractor directly to change the time of this appointment. Contact Kathi to handle the arrangement for any changes. This allows our Community Association Manager to keep up-to-date on appointments and to follow through to see if the appointment was kept and how the work progressed.

Never trust an electrician with no eyebrows.

SNOW BIRDS

Before you leave for warmer climates, be sure to take the following precautions.

- Turn your thermostat down and put fresh batteries in the electronic thermostats.
- Shut off water at the main water supply, draining water from the system and appliances.
- Turn your hot water heater down to “vacation” setting.
- Secure your house including the sliding glass doors.
- If possible, use a programmable timer for your interior lighting.
- Leave a key and an emergency phone number with a friend or a neighbor.
- Make arrangements for your mail and newspapers to be picked up or held. The post office will hold your mail at no cost. Simply complete a hold card at the post office or on-line.

FIREWOOD STORAGE

Firewood should not be stored against the building siding, fences, garages, or on decks without a log holder. Placing firewood in a log holder provides support and allows air circulation to siding, fences and deck wood.

FINAL GOODBYE

Gerald (Gerry) Underwood 1939-2021

Gerry Underwood was the “webmaster” of the Pickawillany Condo Website for 20 years. He designed, revised and continually maintained the website for us. He worked behind the scenes to ensure we had access to up-to-date information from the Board of Directors and from the Association’s management company. It was in late 2020 that hospitalization for a serious heart condition made it impossible for him to continue his invaluable contribution to the community, and on

November 15, 2021, he died peacefully at home with his wife, BJ, near him.

Gerry was born in 1939 in Bison, Kansas, a town of 300. The family moved to Gainesville TX where he graduated from high school, and then served in the US Marine Corps for five years. After his time in the Marine Corps, he enrolled in the University of New Mexico where he met BJ. Gerry and BJ married in 1964 and began a 57-year life journey together.

After living in various states, the Underwood’s discovered the Little Turtle development and purchased their Smoketalk Lane home in 1998. They became active in community affairs, each serving on committees and on the board of directors during their twenty three years here.

Gerry designed our website 20 years ago and became our webmaster and with that he became a quiet presence in our lives. His work is available to us, day and night. His wonderful photographs bring to life the natural beauty of our area. Webmaster, yes, but much, much more ... husband, photographer, artist, sculptor and a student of philosophers. He will be missed.

- Kathy Murray

SNOW AND ICE

The Association is responsible for snow removal from the parking areas and lanes when there is 2” or more of snowfall. Snow removal for 11/1/21-10/30/22 will be addressed by Reichle. Our maintenance team addresses particular problem areas, such as steep slopes.

It is the resident’s responsibility to clear their own sidewalks as health and safety permits. If you are unable to clear your sidewalk due to a health issue or handicap, contact Kathi Horvath at Case Bowen to make arrangement for our maintenance team to assist you.

When plowing is required due to snow, residents should remove cars from parking spaces so areas can be plowed. If you can’t use your garage, parking is available on Blue Jacket. If cars are not removed, your parking area will not be plowed until the next rotation for plowing.

Salt buckets are set out throughout the community for residents use. Make sure the salt bucket lid is put back on for security and replace the brick holding the lid so the salt is not ruined when it snows. If everyone takes a minute to notice if the lid is off a bucket and replaces it if needed, this will ensure we have adequate salt for the season.



DEBI ABBOTT

| Realtor

614-313-7349
614-880-0808

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debiabbott.cbintouch.com

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HOMESTEAD EXEMPTION

Want to reduce your property tax? The homestead exemption is a reduced property tax for all Ohio residents 65 or older, totally and permanently disabled with a total combined income (for both applicant and applicant's spouse) of less than \$32,200 and disabled veterans. To obtain more information and an exemption application, call 614.5255.3240 or go to <https://www.franklincountyauditor.com/real-estate/homestead>

Cop: "Step out of the car, please."
You: "I'm too drunk. Why don't you get in?"
Cop: "You were going fast."
You: "I was just trying to keep up with traffic."
Cop: "There isn't any."
You: "I know. That's how far behind I am."

HOLIDAY DECORATIONS

Ronier did an excellent job decorating the property and the clubhouse even though he was short handed this year. Big shout out to Ronier!!

Thanks to everyone who took the time and energy to decorate the outside of their condos. Our condo association looks warm and inviting for the holiday.

Reminder: All decorations must be removed by January 15th

Contributors: BJ Underwood, Hildegard Jones, and Kathy Murray

IMPORTANT DATES

- December 12 - Feast of Our Lady of Guadalupe
- December 21 - Winter Solstice
- December 24 - Christmas Eve
- December 25 - Christmas
- December 26 - Boxing Day
- December 31 - New Year's Eve
- January 1 - New Year's Day
- January 17 - Martin Luther King's Day
- January 26,- Board Meeting, 7:00 PM, Club House

Refuse Collection: Mondays, Dec. 6, 13, 20, Tuesday Dec. 28, Wednesdays Jan 5, 12, Thursdays Jan 20, 27

Recycling and Yard Waste: Fridays, Dec. 17, 31, Jan 14, 28
Please have recycling container and yard waste (in yard waste bags) out in front of your unit by 6:00 AM.

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
Steve Larsen, Director - steve@littleturtle.org
Eric Murphy, Director - eric@littleturtle.org
Keith Shiban, Director - kshiban@hotmail.com

MAINTENANCE PERSONNEL

Ronier Fernandez, Supervisor
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.com	
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

HAPPY HOLIDAYS

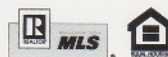
Deborah Bowman,
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