

# Turtle Talk

**December 2016**

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



**The realization of all great endeavors starts with communication.**

## **SUMMARY NOTES NOVEMBER BOARD MEETING**

The board met on November 18th from 7:00 - 9:00 P.M. Below is a summary of some of the actions taken at the board meeting. The October minutes have been posted to [www.littleturtle.org](http://www.littleturtle.org) for your review. The minutes of the November regular and special meetings will be posted following the January 2017 meeting. There will not be a December meeting.

- 245 railroad ties have been removed, top soil added and seeded.
- Smoketalk Lane and Strawpocket will have replacement ties done on December 8-11.
- Concrete work has been done.
- A gas line on Wintersong was accidentally hit by maintenance staff in November. Columbia Gas was called and has made repairs.
- Delinquencies are at \$36,411.00 up slightly from October 2016. Two demand letters have been sent, two foreclosures filed and two liens filed.
- A proposal from Waterworks for work at 4944 Wintersong was approved for \$4976.15.
- A proposal from B-Level for RamJack to do work at 4966 Wintersong was approved.
- The Board agreed to have a Geotechnical engineer review the rear foundation at 4963 and 4965 Smoketalk. Geotechnical engineering, or the science involving the behavior of soils and other earth materials, has an impact on every construction site or project.
- Two new garage doors installed in 2016 by the owners were approved for reimbursement totaling \$900.00.
- Gutter guards are being evaluated by the Maintenance Committee for best options (i.e. brands/ types, cost, etc.) Meanwhile, three different types are being used on various buildings and are being checked for effectiveness.
- The Board approved the purchase of a used small machine and asphalt mix for our Maintenance team to use in repairing our roads. James is experienced in asphalt work which will certainly be valuable to our community.
- The Board discussed having Higher Power install an electrical outlet by the entrance sign, but rejected the idea due to cost.
- The 2017 budget was approved at a special meeting in November. Everyone should have received coupon books and a copy of the budget in late November or early December.

## **PILEATED WOODPECKER RESCUED**

On a warm day in early November, I was walking my dog, Draco, along the back common areas of our community. Nearing Chippewill, I saw a woodpecker near the base of a large oak tree. I got closer, but the bird did not retreat. I then realized I was approaching an injured animal. The large bird was struggling to climb the trunk. Its cheek was bloodied, and it appeared unable to fly. I shoed it into a protected area behind a retaining wall. I took my dog home and returned with a towel and a pet travel cage. I drove over to Blendon Woods, and they directed me to the Ohio Wildlife Center. I got there just as they were closing, but they took

the poor bird. I gave my information and expected not to see the critter again.

Monday, Nov. 28, I received a call from the Center. The bird was healthy, able to fly, and pecking their cages to pieces! It was time to release it, and they wanted to return it to familiar surroundings. On Tues., November 29th at 11:00 a.m., the Wildlife Center people arrived at my door. A woman and her young daughter also showed up. They had participated in a fundraiser for the Ohio Wildlife Center, and in exchange were invited to the release. Neighbors Chris Wilmore and Cheryl Hill also joined in the event. We went to the east end of the Smoketalk ravine, entered the wooded part, and watched as one of the techs opened the cage. The bird took a loping swoop into a nearby tree, then flew over to a larger tree. It hop-fluttered its way up the trunk until it reached a dead snag at the top. We watched as it pecked around a bit on the branch. It finally flew deeper into the ravine, looking healthy and strong.

My hat is off to the workers at the Ohio Wildlife Center. I also am grateful for the interest my neighbors had in the event. We live alongside many fascinating animals, and I try to show respect and interest in their habits.

For more information on the Center's work, or how you can help them, contact them at 614.734.9453, 2661 Billingsley Rd. Columbus OH 43235, [www.ohiowildlifecenter.org](http://www.ohiowildlifecenter.org).

*Matt Wyatt*



## **UPDATED RESIDENTS MANUAL IS COMING**

The Board is updating some of the information in the residents manual. The Board is seeking residents suggestions on what you would like to have available in the manual. Please submit your suggestions to the Board by January 6<sup>th</sup> via the suggestion box at Maintenance door at the clubhouse or group email on our website ([littleturtle.org/community/community\\_leaders/board\\_members](http://littleturtle.org/community/community_leaders/board_members) - Board

of Directors Group Email). The Board will meet in a closed meeting on January 11<sup>th</sup> to complete their work.

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**CHALLENGES, ACCOMPLISHMENTS, AND HOPE**

The past seven months have been very unlike what I expected when I volunteered to serve you as president. Despite that, I think a Board that started out in May as truly disjointed has worked together to accomplish a lot.

The Association's biggest challenge in protecting our assets has been drainage. Recent focus has been on repairs (thank you all for reporting issues as you see them), and now on gutter cleaning and installing gutter guards. Late falling leaves and a few other challenges have resulted in later gutter cleaning than the Board and our Maintenance team planned.

Railroad ties and retaining wall work is in progress, alleviating hazards with many ties and some smaller retaining walls, and improving the structural integrity of Strawpocket.

The most critical concrete repairs have been done for this year, and a comprehensive tracking of future work to be done is in place. Unfortunately, not all repairs could be done at once, so the Board is looking at alternative approaches for the less critical areas, with hope that some work can be done in perhaps the spring.

The Board is also very actively soliciting competitive bids from contractors, resulting in cost savings that are proving significant. Your Board and Case Bowen are actively soliciting to get a larger list of reliable contractors with whom we relate well and from whom we can get quick and competitive responses.

The biggest challenge for me personally has been identifying issues and working with the Board to effect solutions. With any organization, problems arise that don't quite get resolved, and they sometimes don't get tracked to completion. To address this issue, the Maintenance team now has a worksheet to track work order progress until our property management company can provide a better interactive system. The plan is to get a tracking system in place soon for contractor work as well. And we are still working on improving communications with owners about work in progress. I appreciate your patience as we do so.

My personal hope is to get our community functioning together better as a community, with all owners contributing their skills and time as they can to participate. This is a very complex property, and your Board cannot accomplish alone what all of us working together can do. Please join us as you can. I thank the committees already active. Pick's outstanding website, [www.littleturtle.org](http://www.littleturtle.org), is the best way to keep in touch with your Board. For those of you without Internet, my phone number is 614-898-0007 (for owners and my friends only) - it's a LAND line so no texting.

Best of wishes for the holidays and into next year. I hope we can all work so our community prospers.

Respectfully, your representative,

*Cheryl Hill*

**SNOW AND ICE SEASON**

At the October budget meeting, the Board reviewed contracts from Pinnacle and Mid-Ohio for snow plowing this winter. Pinnacle's rate was \$10 more per hour and therefore the board moved to accept Mid-Ohio's snow removal proposal for the 2016-2017 season at \$75 per hour.

It is the residents' responsibility to clear their own sidewalks as health and safety permit. If you are unable to clear your sidewalk due to a handicap or health issue, contact Kathi Horvath at Case Bowen to make arrangements with Maintenance.

The Association is responsible for snow removal from the parking areas and lanes when there is a 2" or more snowfall - changed from 3" last year. William Carpenter has volunteered to be the liaison between the community and Mid-Ohio to inform them whether our community has two inches of snow or whether to plow if the call is close. Our Maintenance team addresses particular problem areas, such as steep slopes.

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**6 Sold in Little Turtle in 2016!**

**Wishing everyone a happy holiday season and a great 2017! If your plans call for a move always let me show you what I can do. Home Central set a new record again with over 220 sales to date! I get the job done with top dollar for my clients.**

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**AREA LIGHTING**

What are your priorities for the street lighting: ambiance (softer white or yellow) or bright lights (white or yellow) everywhere? Something else or in-between?

As the community's ancient common area lighting needs repairs, the Association must decide whether to keep the subdued, subtle lighting originally installed or replace with something different. The American Medical Association has published information that bright, blue LED lights can interfere with sleep patterns of both people and wildlife.

The Board consensus is that LED lights are more economical long-term but wants to incorporate the AMA recommendations. So

everything the Association is installing now has a Kelvin rating of 3000 or less, which means it's not so blue as to be dangerous. However, as our team repairs lights and tracks what bulbs are where, we have a bit of a disjointed look to the community.

The Board hopes to get a comprehensive approach established for common area lighting soon with the help of the Fire and Safety Committee who have participated in the past (still looking for someone to chair this Committee). We welcome your opinion for this long term project.

Cheryl Hill

### JOSEPH'S TREE SERVICE

Last year, the Board engaged Joseph's Tree Service to develop and begin implementing a plan to preserve the common area larger trees, valuable assets to the community. The Association is now in year two of this plan, and the Board has a proposal for work that should be done in 2017.

While the Board budgeted Joseph's proposed amount for 2017, if it is spent immediately, there is no allowance for other tree work that may arise. The Board has discussed the bigger priorities with Joseph's, which are tree removal and limb subordination, and is considering forestalling the less critical work to later in the year to see where the budget stands. Smaller tree removal may be performed by our Maintenance team. Trees in the ravine areas that die will be left standing to the extent safety permits, fostering a more natural environment.

Regardless of the timing of work, Joseph's and the Board are committed to communicate with residents to make any project as convenient as possible for all.

Cheryl Hill

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### SOCIAL COMMITTEE—YOUR IDEAS PLEASE!

Hello! I'm Darlene Slater, a 30 year resident of Little Turtle. I obviously love it here at LT and have seen many changes in the community over the years. While I work full time and have limited time, I was honored this summer to be asked to provide support to the Social Committee.

Over the years, the Social Committee of Pickawillany has been a thriving, active committee that planned various activities and events for the residents—cookouts, wine parties, 4<sup>th</sup> of July children's parade, etc. Because of the nature of our aging property, the board's funds of recent years have been devoted to those efforts to preserving our homes and rightfully so. Thus, there are extremely limited funds in the social committee budget.

The committee would like to restore some of the previous events and would welcome any ideas for zero or small expense activities or events (keeping in mind that our clubhouse is extremely limited in space and outside venues such as LT Golf Club have fees) and/or ideas for fund raising, such as a bake sale or plant sale, to support such events. This is a GREAT community and we would love to see the community, our neighbors, pull together to build an active social community.

Please contact me and share your thoughts with us. We welcome all ideas and the committee will soon be meeting to further discuss. Thank you for your contribution!

The Social Committee members are Danielle and Jason Cavener, Kendra Cline, Gracie Harper, Deb Moraga and myself.

Darlene Slater, [darslater2@aol.com](mailto:darslater2@aol.com)

*That moment when you talk to yourself and you start smiling like an idiot because you're so hilarious.*

### CFL AND LED BULBS

Looking for some good pricing on CFL and LED bulbs? Compare prices at Energy Federation, <https://www.energyfederation.org>. They offer lower prices on light bulbs - sometimes lower than Amazon, Home Depot and Lowes. Check them out.

Thanks to **Deborah Hochbein** for this tip.

### FIRE ALARM SMOKE DETECTORS

There are two fire alarm smoke detectors located in each condo - one on the 2<sup>nd</sup> floor and one in the basement. If you should notice a red light blinking in your smoke detector, Garber Connect has provided the following information.

- During normal operation, the detector LED will flash every 50 seconds.
- During an alarm, the LED will flash every second.
- In Test/Reset mode, the LED will blink every 8 seconds for one minute then stop.
- The smoke detectors do not have batteries.

**CHECK OUT OUR WEBSITE - LOTS OF INFORMATION YOU NEED AND WANT!** [www.littleturtle.org](http://www.littleturtle.org)

### APPOINTMENTS WITH CONTRACTORS

Once Kathi Horvath at 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 arrangements for any changes. This allows our property manager to keep up-to-date on appointments and to follow through to see if the appointment was kept and how the work progressed.

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### VANDALISM

The Maintenance shed door was jimmied open in late November. Fortunately, nothing was taken, but the door had to be replaced with a steel door.

**If you see anyone vandalizing common property, please call the police at 614.645.4545 immediately and provide them with as much information as possible.**

*Be careful when you follow the masses .... sometimes the "M" is silent!*

### DOG OWNERS

Dogs are not allowed to run loose in our condo association - they must be leashed. If you see a dog wandering around without a leash, call the Franklin County Department of Animal Care and Control at 614. 525.DOGS (3647).

### DELIVERIES

Unit owners expecting delivery of large items, e.g. refrigerators too large to fit through the standard entry way, are requested to place a work order for the removal and replacement of a section of the patio fence at least 7-10 working days before the delivery date. Our Maintenance team is not "on call" whenever a delivery is made.

If you would like to have a patio gate installed, it would be at the owner's expense. Send a Request to Modify Common Property to Kathi Horvath at Case Bowen for ARC review with the details (dimensions, material, etc.).

### THANKS

Ronier and James, our Maintenance team, found they were facing challenging weather for gutter cleaning in early December and volunteered to work over the weekend (December 3-4) giving up their weekend with their families - in exchange for time off during the week when the weatherman was predicting rain and snow.

Thank you, Ronier and James, for your professionalism and working with the needs of our community. Very cool!

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### INTERESTING NOTE ABOUT CHUCKLEBERRY

During the fire alarm inspection and upgrade in October, there were a few residents who were unable to keep their appointment or make arrangements for access to their home. Thus Garber Connect had to return to those condos in November. The only street that had 100% compliance on the first round was Chuckleberry. What's up with that?

A round of applause to all the residents on Chuckleberry!

*To argue with a person who has renounced the use of reason is like administering medicine to the dead.*

Thomas Paine

### NEW RESIDENT GET TOGETHER

The successful "New Resident Get Together" was held Sunday evening, October 23, at the Pickawillany clubhouse. All the new residents that had moved into Pickawillany since last January were personally invited and presented a "welcome" basket of mums. The social committee was pleased that five new residents stopped by to meet board members Cheryl, Deborah and Lois. It was a relaxing, unstructured event and provided a means for the new residents and the board to get to know one another and better understand our great Little Turtle community.

The social committee will plan another similar event in the spring to welcome new residents moving in over the winter. Thans to the board for attending and to Deb Moraga for providing snacks for the event! Since the get together in October, three new residents have moved into Pickawillany, and we have stopped by to welcome them to Little Turtle and to offer any assistance.

The Welcoming Committee is made up of myself, Kendra Clein and Deb Moraga.

Darlene Slater

### HOLIDAY DECORATIONS

Our community is looking like a winter wonderland beautifully decked out for the holiday season. Thanks to everyone who took the time and energy to decorate the outside of your homes. Please be certain that all electrical cords are rated for outdoor use.

Special thanks to Ronier Fernandez and James Lynch for putting up the holiday lighting around the pool/clubhouse.

All decorations must be removed by January 15.

### IMPORTANT DATES

12/24 - Christmas Eve  
12/25 - Christmas Day  
12/31 - New Year's Eve  
1/16 - Martin Luther' King Day  
1/20 - Inauguration Day  
**1/25 - Board Meeting, 7:00 P.M. Clubhouse**

Refuse Collection - Monday 12/5/12/12, 12/19  
Tuesday 12/27  
Wednesday 1/4, 1/11  
Thursday 1/19, 1/26, 2/2, 2/9

Recycling & Yard Waste - 12/9, 12/23 - Friday  
1/7, 1/21 - Saturday  
2/3 - Friday

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, Cheryl Hill, Deborah Hochbein, Kathi Horvath, Darlene Slater and Matt Wyatt

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

If you would like to receive *Turtle Talk* by email, please provide B.J. Underwood ([bjund02@gmail.com](mailto:bjund02@gmail.com)) with your name, address and email address.

### PICKAWILLANY BOARD OF DIRECTORS

Cheryl Hill, President - [president@littleturtle.org](mailto:president@littleturtle.org)  
Deborah Hochbein, Vice President - [vicepresident@littleturtle.org](mailto:vicepresident@littleturtle.org)  
Hildegard Jones, Secretary - [secretary@littleturtle.org](mailto:secretary@littleturtle.org)  
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Keith Shiban, Director - [kshiban@hotmail.com](mailto: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](http://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](mailto:khorvath@casebowen.com)

Emergency after hours: 614.265-1746

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

### HAPPY HOLIDAYS

*The best and most beautiful things in the world cannot be seen or even touched. They must be felt with the heart. Wishing you happiness.*

Helen Keller