

# Turtle Talk

December 2017

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



**HAPPY HOLIDAYS TO ONE AND ALL!**

## **CASE BOWEN'S NEW SOFTWARE PROGRAM, CALIBER UPDATE**

Case Bowen's new software program, Caliber, a software and database program designed for home owner associations and property management, is being made available to the board members in December and will be available to the unit owners after January 1, 2018. Caliber allows each unit owner to directly access their accounts through a portal system on the internet.

Case Bowen included a letter and directions with information to each owner with the 2018 budget and payment coupon mailing. Please note, each owner received a coupon in the mailing that includes their account number; *however, when logging into the new system you will need to leave off the first three digits "049" which identifies the property, Pickawillany.*

Caliber will allow unit owners to view their personal account for payment history, balances, violation charges, enter a new work order and check the status. The program will allow Board members access to view several Association reports including accounting, architectural, maintenance and violations.

As with any new computer program, please be patient while the Board, Case Bowen, and our Maintenance Supervisor, Ronier, become accustomed to it. The priority of the work orders will remain the same - highest priority will be any water leaks, serious foundation issues, etc.

Very exciting news. What a way to start the new year. Thank you, Case Bowen, for making this possible!

## **NOVEMBER BOARD MEETING**

Following is a brief summary of the November 21 board meeting. The October board minutes and financials are posted on our website <http://www.littleturtle.org/boardminutesandfinancials.2017.html> (password is pickcondo.)

Delinquencies were at \$26,814.39 as of October 31 up from September 27 - \$14,670.43. There were 58 work orders addressed. Garber Connect finished both phases of annual inspections and returned on 11/20 those not available. Currently there are nine residents who were not available after scheduling for a third appointment; they will be charged a fee. A weep system was installed at 5086 Strawpocket. PM met for property walks on maintenance walks every other Tuesday, despite the weather. Aqua Doc removed fountains from ponds for the winter season.

During 2017, eight owners replaced their garage doors and will be reimbursed at the end of the year. Three wooden garage doors were also replaced. The Board has chosen to do five electrical panels (meters) in 2018 building 4 West, 3 East, 14 West.

The 2018 budget was passed - no fee increase - and is on our website for review - <http://www.littleturtle.org/boardminutesandfinancials.2017.html>. The snow removal contract with Mid Ohio was approved at the October meeting. Garber Connect contract was approved at the October meeting for \$25,250.00 plus tax for 11/1/17-10/31/18.

## **OUR DYNAMIC MAINTENANCE TEAM**

**Tony Giannini** was hired on October 16, 2017. He is a Columbus native, attended Northland High School and worked with his father and various companies as a handyman and construction work before bringing that experience to our Association. Tony is

married with four children. He loves the beauty of our community and the friendly residents.

**Ronier Fernandez** joined our maintenance crew in 2015 and was promoted to Supervisor in 2016. He came to us with a college degree and a great deal of experience as a general contractor. Ronier immigrated from Costa Rica and is now a US citizen. He is married with three **children**.

Fred Hoelzel fills in when either Ronier or Tony are off. Fred, a graduate of OSU, taught in vocational educational schools for years, the last 13 at the Southeast Career Center prior to his retirement.

Our dynamic team keeps the maintenance work up in all kinds of weather - year round. Their dedication and hard work is greatly appreciated.



Fred Hoelzel

Tony Giannini

Ronier Fernandez

## **PRESIDENT'S COLUMN**

The holiday season is a time of family and friends, a time to bask in our wonderful community spirit, express our appreciation to our owners, our dedicated staff and reflect on the years gone by and the years to come.

After pondering the experiences that have transpired over the past year, I have realized that living in our community is similar to living by the ocean. Waves will crash into the rocks of the shoreline and move the sands of the beach thereby disturbing the plants and animals that live there. Some of our community's waves have been foundations, water lines, sewer lines and I-beams, and then the water ebbs back out - weep systems, wiring, concrete and meter panels. We hold our breath waiting for the next gift living in our community - will it be worse? Foundations, huge gas leaks, sink holes? We try hard to find a balance between handling these issues and managing the daily routines such as falling leaves, gutters, rain, snow, critters. As owners, the Board understands the frustration and joy many feel living in our 44 year old community; as a Board the task of ensuring that everything functions and flows as smoothly as

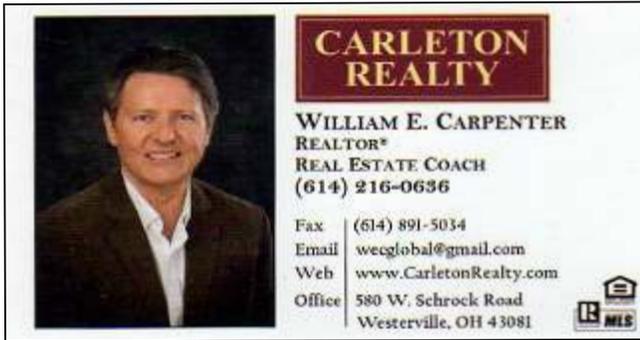
possible, but this can at times be daunting. I feel very optimistic that as we move forward into 2018, and see the reality of the reconstruction of our roads, the clean and stain project continuing, and the possible update and rejuvenation of our landscaping, many owners will feel that living in Pickawillany is the best experience one can have.

Serving on the Board of Directors for the past six or so years has had its ups and downs, but I can truly say that there have been many more positives: the makeover of the clubhouse, the transformation of the pool, the conception and implementation of the clean and stain project, new roofs, new entry sign, improvements to gutters and downspouts, more catch basins installed, and the list goes on. The future is also looking bright and less bumpy with new roads in our forecast.

The Board of Directors is always looking for suggestions and comments from owners on areas that could be reviewed for improvement. Please feel free to share any thoughts or comments that the Board may take under consideration.

We, the Board, hope that everyone in our community enjoys the beautiful light display that our Maintenance Staff have worked so hard to provide us. May you all use this as an inspiration to share your holiday spirit and hang your lights and decorations to help spread the joy this time of the year brings. Have a wonderful and safe Holiday season and may the New Year shine bright for us all.

*Hildegard Jones*



### 2017 ACCOMPLISHMENTS

Following are some of the major maintenance and other projects accomplished at Pickawillany during 2017 - a lot accomplished. The dollar amounts shown are as of October 31, 2017.

- Concrete - Work started November 27 addressing the most severe issues - those that pose a hazard and those that have crumbling areas. It was found that some of the concrete is so thick- 4" or more - that it is more costly to remove. In our distant past, it was decided that rather than remove the deteriorated concrete, new concrete was poured over the existing slabs making it very costly to remove.
- Foundations - Numerous foundations were repaired this year at a cost of \$58,817 as of October 31 which includes completing 4984 Wintersong foundation issues and I-beams were installed at two addresses.
- Water fountain in Club House replaced - \$600.00
- Electrical Service Centers (Meters) - Two panels were replaced this year by Higher Power - building 19 -4915, 4917,4919 and building 2 - 4964, 4966, 4968,4970. Five panels are budgeted for 2018.
- Gas Lines - Replaced three gas lines (from the meters out to the streets) that were completely corroded.
- The wiring around the pool was replaced this year.
- Two buildings on Wintersong were completed for the clean and stain project - \$47,427.02 inclusive of wood replacement. The Board has decided they will complete Wintersong and get started on Grasshopper in 2018.
- Water/Sewer Lines - The Association was plagued by crumbling or deteriorating sewer and water lines that ran just over \$49,000

to repair. As water lines are being repaired, new curb boxes are being installed to help prevent further widespread shutoffs throughout the community.

- Trees - 20 dead trees were removed in the spring along with cleaning and pruning in the fall - \$16,657.13. Joseph's Tree Service recommended a treatment that can be put on trees to stunt the growth without harming the tree. Since this is a costly treatment, it will be used in 2018 on the most invasive trees only, such as where the roots are closing in on the foundation.
- Garber Connect - Annual inspection of our fire alarms system was performed along with the installation of attic heat sensors. \$7671.78 as of 10/31 (\$2859.28 over budget)
- Fence Repairs - \$2,248.82 as of 10/31 (\$1,832.12 over budget)
- Mid-Ohio restored Chuckberry areas after water line repairs.
- Maintenance is in the process of changing gutters size to 6" and will be replacing all corrugated pipes with smooth.
- Carpenter Bees and Termites - Sentricon treated five condos this year - \$10,816.620 (5399.92 over budget).
- Resident's Manual was updated and uploaded to our website in May 2017.
- Building Captains - Every building now has a building captain.

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

*KITCHENS, BATHROOMS, BASEMENTS, FINE  
 CARPENTRY  
 SEE MY WORK*

[www.vaughnabbottdesigner.wix.com/builder](http://www.vaughnabbottdesigner.wix.com/builder)

*I just saved a ton of money on Christmas presents by discussing politics on Facebook.*

### ASPHALT (STREET) REPLACEMENT PROGRAM

This program was originally part of our long term maintenance projects, but it has been finally moved into the "now" project.

The Board hired a geotechnical engineer to do the core samples and drafting the specifications for the road project. Geotechnical Consultants Inc. and M&D Asphalt met with board members on-site to review the roads. Walking in the rain helped determine if there were drainage/puddling issues on the roads - only two areas requiring catch basins were identified by the geotechnical engineer. Once the core samples are done and specifications drawn up, bids will be sought for the project.

The Board has decided to do the roadwork in phases with no less than one road per year, both due to the costs involved and to lessen the inconvenience to the owners. In this way, they believe they will be able to do all the roads without a special assessment.

The Board expects to start the project around June 2018 at the back end of Smoketalk and moving through Strawpocket. Smoketalk has been judged to be in the worst condition while Strawpocket connects directly to it. (If Strawpocket was done separately, it would result in damage to the beginning part of Smoketalk from the heavy equipment required for paving Strawpocket.)

Wintersong will be done in 2019, followed by Chuckleberry in 2020 and Whistlewood and Grasshopper in 2021.

The Board stated, "We are very excited to be actually discussing the roadwork project in earnest and are very excited to see that we may actually be getting this much needed project underway."

*IF YOU WANT GOOD NEIGHBORS. BE A GOOD NEIGHBOR*

### PICK LONG TERM MAINTENANCE PROJECTS

In the August and October issues of *Turtle Talk*, we reported on a total of seven of Pick's long term maintenance projects - the electrical service panels, clean and stain, tree conservation, ravine maintenance, downspouts and gutters, drainage repair, and concrete replacement projects..

Below is the final report reflecting the final two long term projects.

Pond Management Program - Current Contractor: Aqua Doc.

Pond maintenance is based on Aqua Doc's specific recommendations for Pickawillany. This is a necessary project to maintain a healthy influence of pond life to control the growth of cattails, duckweed and harmful algae growth that a combination of chemical, physical and natural intervention take place including the introduction of some vegetation eating fish. Pulling and serving our fountain/bubbler.

Chimney Chase Cover Replacement Program: Chimney chase covers are to be replaced using stainless steel construction, beginning on a priority basis and moving into a preventative basis. Currently the program is based on the owner's calling in a work order should they need a new chimney chase cover. The state of your chimney chase cover can best be determined when a chimney sweeper cleans your fireplace.



**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

### HUMILITY AS A PATH TO WISDOM

Deborah Hochbein ran across this article and wanted to share it with our residents. Check it out - quite interesting. Just click it on the title of this article to bring it up.

### **BIG KUDOS TO THE SOCIAL COMMITTEE**

The Social Committee has done an amazing job this year by putting together social gatherings for all ages in the community - once a week/month movie night, weekly bingo games, annual cookout in August, Earth Day clean up in April, selling hot dogs, coffee, donuts at the LT garage sale in May, a brunch in December, and holding special gatherings for our new residents. Check out the snap shots taken by **Chris Willmore** at the December brunch - <http://www.littleturtle.org/activityevents.html>

Big thanks to each member: **Darlene Slater**, chair, **Don Schlaechter**, **Debi Abbott**, **Mitzi Payne**, **Cindy Tussing**, **Nikki Stoughton**, **Debra Moraga** and **Kendra Cline**.

The committee has lost two members (Debra and Kendra) and would like to hear from anyone interested in joining the 2018 committee. Please contact Darlene Slater at [pickcondos@gmail.com](mailto:pickcondos@gmail.com) or 614.208.7624.

### **HOLIDAY DECORATIONS**

Our condo association looks absolutely beautiful decked out for the holiday season. Thanks to everyone who took the time and energy to decorate the outside your homes.

Our maintenance team really released their "creative child" while decorating our community this year - definitely a "Pick Wonderland." Note especially the light poles - very cool, guys!!

Reminders: All decorations must be removed by January 15. All electrical cords must be rated for outdoor use.

*If you weigh 200 lbs. on Earth, you'll weigh only 76 pounds on Mars. Ergo, you are not overweight, you're just not on the right planet.*

### **HOW TO AVOID ELECTRICAL PROBLEMS**

Enlighten yourself with these tips so you can be a more aware homeowner and alert to dangerous electrical problems that need to be fixed by a licensed residential electrician.

1. Throw a birthday party. It's good to know how old your home is and to celebrate its birthday with an electrical safety inspection. Older home weren't built to handle the electrical load our contemporary lives carry.
2. Know your electric panel. Even as recently as the 1990's, faulty electrical panels were being installed in many new homes. Your electric panel should never feel hot to the touch - that points to a big problem.
3. Understand the breakers. These guys are your friends, even though you may find their interference irritating when they trip. They're trying to tell you something, and it's usually that you have too many appliances or gadgets connected to the same circuit. Reconfigure your appliances, and if the breakers keep tripping, get help from an electrician.
4. Make friends with your fire extinguisher. The only safe way to extinguish an electrical fire is with a fire-retardant chemical fire extinguisher. Never use water; it conducts electricity. Keep fire

**Wishing everyone  
the happiest holiday  
season ever!**

**Be safe and enjoy!**

**Doug Turlo**

**614-419-2077**

**dturlo@HomeCentralRealty.com**



**Broker/Owner**

**Home Central  
Realty**



### **REPLACING SLIDERS**

If you are planning to replace a sliding glass door in your condo, please contact our maintenance department (through Case Bowen) 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. Good idea, Ronier!!

- extinguishers on each level of your home, and know how to use them and when to replace them.
- Feel your outlets. Place your hand on the outlets in your home. Warm or hot outlets point to trouble. A warm outlet could mean one of several *dangerous situations* is brewing: an electrical load on this circuit is too high, wiring is melting, wiring isn't up to code or is loose. Also, note if the outlets don't hold plugs, or if the outlet itself seems loose on the wall. Replace any two-pronged outlets with newer, grounded three-pronged outlets. Any outlet near water should be switched to code correct GFCI outlets. Call an electrician to handle these requests.
  - Keep an eye on the lights. Flickering lights could mean you need to repair or replace your electrical panel, or you have too many appliances plugged into one circuit. Don't ignore this issue.
  - Ground older appliances. Ensure all your appliances have three-pronged plugs that can properly connect to a grounded outlet. If the outlets aren't grounded, they should be replaced, and a new circuit should be installed. Electrical work is inherently dangerous.
  - Professional electricians receive years of training and on-the-job experience before the state grants them a license. Use discretion when attempting your own electrical work. To make sure all the electrical systems in your home are safe, up to code and working as they should, hire a trusted electrician to handle the job.



**SURVEY - YOUR BOARD NEEDS YOUR INPUT**

The Board has two questions for your input. Please respond by December 31st via email to the full board <http://www.littleturtle.org/boardmembers.html>. Just below the listing of the Board of Directors names is a link for "Board of Directors Group email" or put your responses in the mailbox beside the maintenance front door.

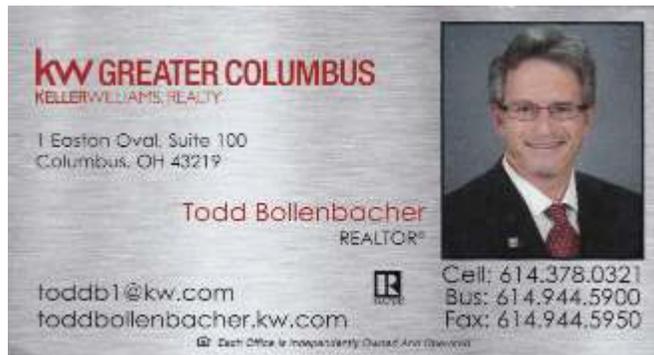
- Do you want to stay with the color listed in the Resident's Manual - bronze? Are there other colors that should be allowed, such as brown, black, cream/light taupe, etc.?
- Do you feel we should allow two-panel doors (which are already seen in abundance) or allow only the single panel doors as mentioned in our Resident's Manual?

Please let the Board know your opinions on this matter. Only takes a second, and it could affect our entire community.

**PARKING ISSUES**

There are some on-going parking issues throughout the community - some which appear to involve the guest parking spots. The guest parking spots are reserved for guests - residents should not be using them as a "extra" parking space. Parking maps are available on our website -<http://www.littleturtle.org/parking.html> - check them out.

If you need a car towed, please contact Kathi Horvath at Case Bowen providing the license plate number (especially if not an OH plates), color and make of car if possible - and remember that a photo is worth a thousand words.



**SNOW AND ICE SEASON**

The Association is responsible for snow removal from the parking areas and lanes when there is 2" or more of snow fall. Our maintenance team also addresses particular problems areas, such as steep slopes.

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

**IMPORTANT DATES**

- 12/24 - Christmas Eve
- 12/25 - Christmas Day
- 12/31 - New Years Eve
- 1/1/18 - New Years Day
- 1/15 - Martin Luther King Day
- 1/23 - **Board Meeting - Club House - 7:00 P.M.**

Refuse Collection - Every Friday until Jan. 1<sup>st</sup> when it moves to Tuesday for Jan. 2, 9, then moves to Wednesday for 1/17, 1/24, 1/31.  
Recycling & Yard Waste - Friday - 12/8, 12/22, Saturday - 1/6, 1/20, Friday 2/2

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, Hildegard Jones, Kathi Horvath  
Distributors: Gracie Harper, Kathy Murray, Terri Shiban, B.J. Underwood, and Vicki West  
Web Publication: 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)
- Chet Durham, Treasurer - [treasurer@littleturtle.org](mailto:treasurer@littleturtle.org)
- Patricia Hughes, Secretary - [pwhughes@att.net](mailto:pwhughes@att.net)
- Keith Shiban, Director - [kshiban@hotmail.com](mailto:kshiban@hotmail.com)
- Chris Willmore, Director - [c\\_willmore@sbcglobal.net](mailto:c_willmore@sbcglobal.net)
- Cheryl Hill, Director - [CherylHill.It@gmail.com](mailto:CherylHill.It@gmail.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
- Crime Reports: [www.communitycrimemap.com](http://www.communitycrimemap.com)
- Bulk Pick Up 614.645-3111
- Garber Connect (After Hors) 614.212-7900 #2
- Case Bowen - Kathi Horvath 614.799.980
- Fax: 614-799-8338
- Email: [khorvath@casebowen.com](mailto:khorvath@casebowen.com)
- Emergency after hours: 614.265-1746 or 614.799.9800 #4

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