

# Turtle Talk

**February 2017**

**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 January 25th from 7:00 - 10:30 P.M. Below is a summary of some of the actions taken at the board meeting. The November and special meeting minutes have been posted to [www.littleturtle.org](http://www.littleturtle.org) for your review.

- Delinquencies as of December 30, 2016 were \$40,152.
- Three condos still require the annual fire alarm inspection. Garber is working with Case Bowen to obtain access to them.
- The Board discussed whether they should renew permits required by the City of Columbus for our fire alarm system. This matter was tabled for consultation with our attorney.
- The Board has arranged to meet with a Geotechnical engineer early in February but have not committed to soil samples behind 4963 and 4965 Smoketalk.
- As reported in the December issue of *TT*, the Board has decided to replaced the security light bulbs with LED at 3000K or below; 16 have been replaced so far.
- Dog poop was discussed again as one or more owners are not cleaning up after their dogs.
- The garage floor at 4956 Smoketalk has been added to the 2017 concrete work list.
- The Board voted in agreement with an ARC recommendation to issue a May Proceed on a modification to an existing fireplace changing from wood burning to gas-fed..
- Don Schlaechter of the Fire & Safety Committee has agreed to establish how many building captains we presently have and work with them on addressing the fire alarm codes.
- The Board is continuing work on the establishment of committee guidelines; they will meet again in early February for further discussion.
- The Board met twice on the revisions for the Resident's Manual; they will meet again in early February.
- A motion was made on a contract with Deck Rescue for the 2017 work on buildings 14D and 15C on Wintersong and agreed take advantage of a discount by paying in advance. They are hopeful a third building can be done which would complete the work on Wintersong.
- The Board approved obtaining revised engineer's drawings to complete 4996 Wintersong foundation work.

## **FIRE AT REMINGTON STATION**

The fire at Remington Station in early January was caused by a resident cutting up a Christmas tree and putting it into the fireplace to burn. Following their investigation, officials concluded that heat from the fireplace flue radiated to the apartment walls in the unit above until reaching an ignition point. It burned very hot causing the second floor to catch fire which spread through 10 apartments.

Firefighters say 19 adults and 15 children were displaced from their homes. The building is estimated to be \$2M loss.

Many residents in Pick donated clothing, blankets and other requested items for the victims of the fire.

Our thanks go out to the American Red Cross for helping these families find temporary housing and to the five fire departments who

responded to the fire. Our thoughts and prayers go out to the families.

## **WHAT WAS ACCOMPLISHED IN 2016?**

- 295 railroad ties were removed, top soil added and the area seeded.
- Concrete work was done in six areas at a cost of \$15,850.
- Gutter guards are presently being evaluated.
- 4G upgrades were done for the water meters and the fire alarm system.
- Second phase of the tree conservation program by Joseph's Tree Service completed with clearance pruning on 24 trees and removal of three trees - \$23,529.60
- A new Welcoming Committee was established in June and welcomed all 19 new residents.
- Five catch basins were completed - 5071 Chuckleberry, 4968 Smoketalk, 4938 Wintersong, 4986 Wintersong, 4934 Wintersong.
- Resolved drainage problems behind Wintersong and are working on the drainage problems behind Smoketalk and Whistlewood.
- Addressed numerous foundations issues at a total cost of \$18,222.60.
- Cedar replacement on two buildings on Wintersong for \$9068.42
- Two buildings on Wintersong were cleaned and stained.
- Five chimney chase covers replaced.
- Retaining walls were built at a cost of \$16,180.97.
- Established bi-weekly maintenance walks including at least one Board member an Kathi Horvath of The Case Bowen Company. Maintenance committee members are invited as well.

Note: Because financial statements are prepared on a cash basis, and substantial 2015 work was paid in 2016, the December 31, 2016 financial statements reflect costs in excess of the aforementioned projects.

## **OUR DYNAMIC MAINTENANCE TEAM**

Ronier Hernandez, our maintenance supervisor, and James Lynch have proved to be very innovative and proactive in addressing problems in our community. Besides handling the daily work orders generated by residents, the Board and the Maintenance Committee, Ronier and James have made the following recommendations to the Board which were gratefully accepted.

- Regularly survey the property during rainstorms to identify and resolve drainage problems.
- Found ways to rewire the failed area lighting fixtures to use the more efficient LED bulbs.
- Obtaining hot tar machine to do road patching.
- Grouting cracks in concrete pool surround as preventive maintenance before winter freezes.
- Building address numbers for the backs of our units. These are done on bad weather days from scrap lumber and stained.

- Altering their work schedules to clean gutters on a weekend to meet the deadline of winter freeze, came in early for a snow day and another day to locate area lighting not working.
- Produced a reflective surface near light sensors on some area lights to prevent the sun from triggering the light coming on at the wrong time of the day.

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**PRESIDENT'S OPEN LETTER**

Dear Neighbors,

When editor BJ asked the Board about accomplishments for 2016, I thought that nothing that the Board has accomplished this past year sounded interesting or impressive. How can we expect more than a yawn when we point to the exit of a new twelve inch underground drain line that solved a months-to-diagnose drainage issue that was undermining a building foundation? What's exciting about removing deteriorated railroad ties?

But then I recalled that, upon joining the Board, I expected this time to be one of the least glamorous in Association history as the Board works hard to preserve and improve our community assets. There is nothing glamorous about infrastructure and communications. But they are important, and there is progress.

Maintenance is one portion of protecting our assets. On the first page of this newsletter, you will see ways that our maintenance men have worked hard with the Board, Case Bowen, and community members on the maintenance committee to identify and correct maintenance issues before they become costly major repairs and to review contractors' work. There are more eyes onsite now than in many years actively pursuing these goals. There is focus on developing seasonal priorities and preventive maintenance schedules, monitoring specific and general foundation and drainage problems, and finding creative solutions to identified problems.

Blessedly, you are stepping up in being proactive as well, and I thank you. You've responded to newsletter articles to report drainage problems, suggest area lighting approaches, and refine the Resident's Manual. Many of you are active on committees, fostering our sense of community and helping identify and solve problems. I look forward to your continued participation and support.

And as we build a stronger foundation and more connected community, perhaps the fun, glamorous projects will ensue.

*Cheryl Hill*

*God put me on this earth to accomplish a certain number of things. Right now I am so far behind I will never die.*

**WHAT DO I DO? WHO DO I CALL?**

If you detect a gas odor in your condo, immediately call the Columbia Gas Company at 800.344.4077.

If you have electrical problems inside your condo, contact American Electric and Power (AEP) at 614.719.1000.

If your security light is not working outside your condo, contact The Case Bowen Company at 614.799.9800.

**REAL ESTATE SALES IN 2016**

A total of 46 condos were sold in 2016 in the Little Turtle Condo community (Pickawillany and Chippewill).

The average selling price for 19 condos in Pickawillany \$140,764. Three condos sold at higher than list price. The average days on the market was 24.

The average selling price for 28 condos in Chippewill was \$138,256. Five condos sold at higher than list price. The average days on the market was 26.

**EXPLORE PICKAWILLANY'S WEBSITE**

As the years go by, I find that we still experience a community information problem in our community. When BJ and I first moved here in 1998, we were shocked at how little information was available for the new residents. We immediately set about trying to rectify that by utilizing the most cutting edge method at the time which was, of course, the Internet by creating our website.

However, we perceive that many residents still do not utilize much of this informational tool to their advantage. We get page request from all over the world, but many of our residents are unaware of the bylaws, declarations or resident's manual.

If you have a question about our community and its rules, we invite you to explore the website at [www.littleturtle.org](http://www.littleturtle.org). We hope you will be enlightened.

*Your webmaster, Gerry Underwood*

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### WATCH FOR ICE OUT THERE

Our winter weather has been very mild, but we are still getting ice and snow.

There are barrels of salt available to all residents situated throughout our community for use on sidewalks as needed.

Please be cautious and look for black ice.

The Association is responsible for snow removal from our roads and parking areas when we have a snow fall of 2" or more. Unit owners are responsible for snow and ice removal from balconies, decks and limited common walkways.

### DAYLIGHT SAVINGS TIME

March 12<sup>th</sup> is the day to move forward one hour. A gentle reminder about daylight savings time: If you think last Monday sucked, this one will prove to be much, much worse.

### SECRETS FROM YOUR BURGLAR

1. Of course I look familiar. I was here just last week cleaning your carpets or delivering your new refrigerator.
2. Yes, I really do look for newspapers piled up in your mailbox and laying by your front door. And I might leave a pizza flyer in your front door to see how long it takes you to remove it.
3. It's raining, you're fumbling with your umbrella and forget to lock your door - understandable. But understand this: I don't take a day off because of bad weather.
4. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)
5. Sometimes, I carry a clipboard. Sometimes, I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.
6. The two things I hate most: loud dogs and nosy neighbors.
7. Yes, you really did leave your car unlocked yesterday. Thank you for making my life easy.

Source: *Burglars on the Job* by Richard Wright and Scott H. Decker

### ON SITE CONTRACTORS

We frequently have contractors on site for work in our community, such as foundations, concrete work, fire alarms, etc. The contractors are here to do a job we are paying them to do. Therefore, when you interrupt the contractors while they are working, you delay them in getting the job done.

Please address any questions or concerns you have regarding a particular job or contractor with our Property Manager, Kathi Horvath.

### NOTICE

**The Pooper Scooper Law in Ohio means that dogs are leashed AND curbed. Curbing your dog means cleaning up their fecal waste after they have done their business. Avoid paying fines to the Association and the animosity of your neighbors - pick it up.**

*Hint: The Association provides free poop bags located at the doggie stations in several locations in our community.*

*When you're dead, you don't know you are dead. It is only difficult for others. It's the same way when you're stupid.*

### TAKE CARE OF YOUR APPLIANCES

In the rush of our daily lives, it is too easy to forget to clean our appliances - especially those that are *used* for cleaning - and yet it takes only a moment. The goal is to maintain the highest efficiency of the appliances and help them last longer.

The instructions noted below fit the recommendations of most manufacturers, but always check your owner's manual.

- **Dishwasher:** Once a month empty and then run your dishwasher on the hottest cycle with sanitize on (if available) or one cup of white vinegar in a container on the top shelf. Manually work on any tough buildup spots using vinegar or regular household cleaner. Don't forget soap traps, drains and other trouble spots and around the door seal.
- **Washing Machine:** Once a month or every few months: For a top loader, use household cleaner to clean interior areas where grime has built up. After manually scrubbing, add a cup of bleach (or the manufacturer's recommended washer cleaning solution) in the dispenser and run on the high-temperature cycle.

For a front loader, the best way to avoid mold is to keep the door open until it is thoroughly dry. Clean your seals, door and all other areas manually. Use a front loader cleaning solution or bleach, and run the highest heat and/or sanitize cycle.

- **Clothes Dryer:** Wash the lint trap in a bucket or sink and let it dry. Using a vacuum, remove as much excess lint as possible from the trap, vent and anywhere else you can safely access. Using general household cleaner or cleaning wipes, manually work around the drum to clean every nook and cranny. Use a damp rag to wipe away any cleaning products after a few minutes.

Every two years, a thorough cleaning of the entire dryer duct should be done. For DIYers, brushes that attach to a drill are available sized to your vent - 4" or 6" or a duct cleaning company will provide this service.

*My desire to be well informed is currently at odds with my desire to remain sane.*



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*The trouble is you think you have time.*  
-Buddha

### A LAST GOODBYE

John E. Hensel, 5096 Strawpocket Lane, passed away December 7, 2016. John was a resident on Strawpocket for 25 years. He was born in Columbus, graduated Bishop Hartley High School, served in the Army with the rank of sergeant, and later served in the Army Reserve. He was a pilot, skydiver and instructor, and bungee jumper and loved Las Vegas. John was co-owner and manager of Gabby's

Pub and was very active in this role until the day he died. John never married nor had children, but he had a big extended family.  
John will missed!

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#### **ENERGY STAR REBATES**

AEP Ohio is offering rebates for 2017 Energy Star appliance purchases for Energy Star certified clothes washers - \$50, Energy Star certified refrigerator - \$50, Energy Star certified air purifiers - \$50 and Energy Star certified heat pump water heater- \$500. Should you need a new appliance in 2017, this is a great way to save money. Check it out at

[www.aepohio.com/save/residential/programs/ApplianceRebateProgram.aspx](http://www.aepohio.com/save/residential/programs/ApplianceRebateProgram.aspx)

Thanks to **Cheryl Hill** for this information.

Want 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.

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#### **IMPORTANT DATES**

2/12 - Lincoln's Birthday

2/20 - Presidents Day

**2/22 - Board Meeting, 7:00 p.m., Clubhouse**

3/1 - Ash Wednesday

3/12 - Daylight Savings Time Begins

3/17 - St. Patrick's Day

3/20 - First Day of Spring

**3/22 - Board Meeting, 7:00 p.m. Club House**

4/1 - April Fool's Day

Refuse Collection - Thursday, 2/9 and 2/16

Friday, 2/24, 3/3/3/10,, 3/17, 3/31, and 4/7

Recycling & Yard Waste - Friday, 2/17, 2/24, 3/3, 3/17, 3/31

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

#### **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)  
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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:	<a href="http://www.communitycrimemap.com">www.communitycrimemap.com</a>
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: <a href="mailto:khorvath@casebowen.com">khorvath@casebowen.com</a>
	Emergency after hours: 614.265-1746

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