

Turtle Talk

February 2018

Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



JANUARY BOARD MEETING

Following is a brief summary of the January 24th board meeting. The November board minutes and November and December financials are posted on our website <http://www.littleturtle.org/boardminutesandfinancials.2017.html> (password is [REDACTED].)

Delinquencies as of November 30 were \$25,403.13 and \$23,500.04 as of December 31, 2017.

The board voted to immediately discontinue the use of Sharepoint for board members now that Caliber is on line. 28%+ of our residents have signed onto Caliber and two have entered work orders. Caliber has proven its value as one of the work order involved water damage. Previously, Kathi received the work orders prior to submitting them to Ronier, and, if she was out of the office, the work order had to wait. Under Caliber, Ronier receives the work orders placed through Caliber immediately even when Kathi is out of the office. In this example, he was able to contact the resident with water damage problems immediately.

The Board approved Ronier hiring two additional maintenance people to keep the work load up to date; the money for same is already accounted for in the 2018 budget.

Garber Connect has completed all of its fall inspections - finally. Hopefully, the next inspection will receive more cooperation from our residents.

The Board received a very low number of replies to the parking stripes survey and, therefore, will continue to have parking stripes used in areas with the greatest need on a case to case basis.

Higher Power will be replacing three exterior electrical panels as soon as weather permits. The Board voted to have another Doggie Station placed at the park east of building 13P on Wintersong.

The Board approved prepayment of \$25,000 to obtain a \$5,000 savings from Deck Rescue for the stain and clean on buildings 16 (Wintersong) and 7 (Grasshopper) this year.

ORIGINAL SALES MATERIAL FOR OUR COMMUNITY

In the October Turtle Talk, Hildegard Jones described the contents of a box she received from the maintenance manager at Chippewill that contained the original newspaper clippings previewing a new community called "Little Turtle," in addition to the original sales brochures detailing an abundance of amenities planned for the community in 1973. Unfortunately, not all of their original plans were completed due to money problems. But the "vision" is interesting to see. Hildegard has made a very creative display of the material in our clubhouse.

The clubhouse will be open Saturdays for the next few months so you can check it out.

A NEW WAY TO PAY YOUR SPECTRUM UTILITIES BILLS

You may now authorize your monthly Spectrum Utilities water & sewer bills to be paid via Direct Debit through Case Bowen.

Please contact Marianne in Accounts Receivable at Case Bowen either by email or telephone to set this up - mbowles@casebowen.com or 614-799-9800 ext 39

In the past, owners asked for this service and now with our new software program, Caliber, this option is available to owners.

SNOW AND ICE

This winter certainly took us back to "normal" Columbus winters. We have been very spoiled in recent years with above average weather temps. We have been forced to use our memories for coping in a normal winter.

Residents are responsible for clearing their own sidewalks. The Association is responsible for snow removal from our roads and parking areas when we have a snowfall of 2" or more.

Mid-Oho starts clearing the roads one hour after the end of the snowfall. Once all our roads are cleared, the parking courts and parking areas are cleared. It is very helpful if you move your car in the outside (additional) parking space so Mid-Ohio can clear the area.

Salting will be done in the daytime hours as salting at night is not successful as the rock salt used by Mid Ohio works best between 25 to 35 degrees. As it gets colder, it takes longer for the salt to be effective.

Please be considerate of the people working hard to remove the snow and ice.

The Association has barrels of salt available to all residents situated through the community for use on sidewalks as needed. When purchasing ice melt for your sidewalks try to purchase blends of sodium, calcium, magnesium and potassium as it is good to -7 degrees and does not adversely affect concrete, child, pet and vegetation safe.

Listen more than you talk. You already know everything you've got to say.

PRESIDENT'S COLUMN

I would like to wish everyone a Happy New Year and I am looking forward to all that this year is sure to bring with it.

Caliber: Case Bowen's new software program that will allow all of us to place work orders directly with the maintenance team, view the status of these work orders, view account balances, and in time as Case Bowen inputs data, we will be developing a snapshot of our home's history. I am very excited about this new program. If you haven't had a chance to check it out please do; it is very user-friendly.

This year we had snowfall and ice buildup of which we haven't had for several years and it definitely packed a wallop. Do we dare hope that was the worst of it? I for one hope so. I would like to thank Mid-Ohio and Ronier for plowing the snow and ice from all our areas, and while it was not completely without issue, the vast majority of our community seemed to have been pleased. I would also like to thank that many owners who shoveled not only their areas but their neighbor's areas as well showing community spirit and pride.

I would like to thank those who responded to the survey in December's and January's *Turtle Talk* regarding the storm doors. While the responses were not overwhelming, it was our best to date - eight total. The Board will review the results, and the final decision will be made in our February meeting.

Hildegard Jones

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COMMUNITY REAL ESTATE VALUES

Real estate prices continued their upward trend during 2017. Pickawillany sold 19 condos (not including estate sales) with sale prices ranging from \$72,500-\$170,000 for an average price of \$143,932 with a 25 day average time on the market. Chippewill sold 26 condos for an average price of \$149,912 with an average of 26 days on the market.

That's an average price of \$146,922 between the two associations. The average sales price in 2016 was \$139,626. Good trend!!

*"Blessed are they who can laugh at themselves, for they shall never cease to be amused!"
(Unknown Author)*

SOCIAL COMMITTEE

The committee plans to meet in the spring before the annual garage sale and Earth Day to start planning the 2018 events. You can definitely look for bingo to be included in those plans.

We welcome **Terri Soltis** to our committee. We are still looking for more recruits. If you are interested, contact me at pickcondos@gmail.com.

Darlene Slater, Chair.

Every time you feel yourself being pulled into other people's drama, repeat these words, "Not my Circus, Not My Monkey."

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Know your neighborhood!

If you want to keep track of new listings and sales in Little Turtle, I can set you up in an auto-email program from our MLS. You will receive new listings and sales the minute they happen! It's always good to see the values of your neighbor's homes, and if you need a value for your home, just call or email me. If you have another area you would like to follow I can do that as well. I'm always here to help!

Doug Turlo 614-419-2077

dturlo@HomeCentralRealty.com



Broker/Owner

**Home Central
Realty**



EXTERIOR CHRISTMAS DECORATIONS

Christmas is over, and yet some residents are holding onto the season and still have decorations on the front doors, garages, trees, etc. Perhaps this is the new way to store Christmas decorations, but we strongly recommend the removal of same.

DO YOU NEED PRE-APPROVAL?

If you are planning any projects for 2018 requiring ARC approval, please send the required paperwork into Kathi Horvath at Case Bowen to be referred to Linda Garlinger, chair person of the ARC, for review. If you have questions about your projects and what paperwork is required, please check the Limited Common Area Modifications section of our Resident's Manual.

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VAUGHN ABBOTT
REMODELING CONTRACTOR
5006 Wintersong Ln.
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vaughnabbott@gmail.com

*KITCHENS, BATHROOMS, BASEMENTS, FINE
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www.vaughnabbottdesigner.wix.com/builder

Want to start Yoga?

Start by bending over and pick up your dog poop - known as "downward dog position" - then put it in a bin.

CONTRACTOR'S LISTING

Isn't it frustrating to need a contractor for a specific job in your condo only to realize you have no idea of who to call, who is good? The Communications Committee (with the approval of the Board) has decided to add a Resident's Recommended Contractors' Listing on our website - www.littleturtle.org - under "Rules and Regs/Maintenance and Safety Tips."

We are requesting resident's recommendations of home contractors, contact information, years in business and their specialty. Once we have four listings, we will post those and future listings to our website as noted above.

- The homeowner is responsible for vetting the contractor, obtaining copies of their insurance and licenses, etc.
- The list will be updated as information is received from residents by our webmaster, Gerry Underwood.
- Once or twice a year an article will be written in TT reminding the residents of this service.

Please send the information on your favorite contractor(s) to B.J. Underwood, bjund02@gmail.com.

We thank **Deborah Hochbein** for this suggestion.

It's important to know when to stop arguing with people - and simply let them be wrong.

KITCHENS

The key element in making small kitchens look larger is permitting in as much light as possible. Trying simple techniques could make sure that maximum light gets into the room making the room appear larger. Following are some ideas used by decorators on HGTV.

- De-cluttering is an ideal way of letting natural light shine throughout the kitchen.
- Using blinds rather than thick curtains permits light while still providing privacy.
- Appropriate lighting will help to eliminate any dark areas in the kitchen and open it up fully.
- Using glass door units and shelving can create a feature place.

CONSIDER RUNNING FOR THE BOARD

Our Association operates under the direction of a Board of Directors, of which any homeowner in good standing may be a member.

At least three positions on the Board will be open in May for new Board members, and I would urge you to consider running for the Board. I encourage any prospective Board member attend Board meetings to familiarize yourself with how the Board functions. I also recommend immediately secure a position on a committee in the community. See our website for a list of committees with the chair person's name and email address. (Password is [REDACTED])
<http://littleturtle.org/Comm%20Contact%20%20Secure%2011.22.17.pdf>

Being a Board member is a substantial commitment of time and effort, but it is also rewarding to serve to make our Association as good a community as it can be. Please consider whether you would like to step into a position on the Board, or, if not, who you would support to do so.

About one month before the meeting, you will receive correspondence about how to effect your desires for the community, including whether you would like to serve on the Board. PLEASE pay attention to the correspondences, newsletters, emails and such so that you are adequately informed.

Cheryl Hill, many year Board member and office holder

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Key
REALTY

William E. Carpenter, Realtor

614-216-0636
wecglobal@icloud.com



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Deborah Bowman, REALTOR
YOUR AREA EXPERT SINCE 1987!
Email: debbiebowman@debbiebowman.com

The Ohio Real Estate Co., Inc.

614-898-0774 direct
614-226-2007 (cell)
Call for your free comparative market analysis!

 


Little Turtle Resident
WORKING FOR YOU!

IMPORTANT DATES

- 2/14 - Valentines Day
- 2/28- Board Meeting - 7:00 p.m. Club House**
- 3/11 - Daylight Savings Time Begins
- 3/20 - Springs Begins
- 3/25 - Palm Sunday
- 3/28 - Board Meeting 7:00 p.m. Club House**
- 3/30 - Good Friday

Refuse Collection - Every Wednesday - 1/31, 2/7, 2/14, then moves to Thursday - 2/22, 3/1, 3/8, 3/15, 3/22, 3/29, 4/5
Recycling & Yard Waste - Every other Friday - 2/2, 2/16, 3/2, 3/16, 3/30

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 and Cheryl Hill
Distributors: Gracie Harper, Kathy Murray, Terri Shiban, B.J. Underwood
Webmaster: Gerry Underwood

PICKAWILLANY BOARD OF DIRECTORS

- Hildegard Jones, President - president@littleturtle.org
- Deborah Hochbein, Vice President - vicepresident@littleturtle.org
- Chet Durham, Treasurer - treasurer@littleturtle.org
- Patricia Hughes, Secretary - pwhughes@att.net
- Keith Shiban, Director - kshiban@hotmail.com
- Chris Willmore, Director - c_willmore@sbcglobal.net
- Cheryl Hill, Director - CherylHill.lt@gmail.com

MAINTENANCE PERSONNEL

- Ronier Fernandez, Supervisor
- Mikael Allen (Starts 2/12/18)
- Fred Hoelzel, Part Time

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
- 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
- Emergency after hours: 614.265-1746 or 614.799.9800 #4

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