

Turtle Talk

February 2020

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



JANUARY BOARD MEETING NOTES

Following are notes from the January board meeting. The November minutes and financials are posted on the website.

62 work orders were posted with 51 being completed.

Joseph Tree Service (JTS) performed a walk through the week ending January 10. Hildegard Jones and Kathi Horvath met with Dave and Jarrod from JTS on January 21 to review the work covered under the Complete Care Plan. The details of this plan are presented on page three of this publication in addition to being posted to our website under "Bulletins."

The soil testing report for 4963-4965 Smoketalk was received and reviewed by the board. The structural engineer reviewed 5008 Smoketalk and submitted plans and drawings to the board.

CST completed plumbing repairs at 4995 and 5001 Chuckleberry.

Kathi Horvath of Case Bowen contacted the Golf Club at Little Turtle and reserved the banquet room for our annual meeting - May 27, 2020 - for \$350. There will be a cash bar and a limited appetizer menu that can residents can purchase.

Aqua Doc submitted an additional proposal to their contract to add pellets to assist with improving the water quality and dissolve the "muck" at the bottom of the pool. The Board is checking to see if the GCLT will cover the cost; if not, the Board was going to proceed with treatment.

Deck Rescue was advised they will be doing one building (Building 27 on Smoketalk) this year. The board is awaiting pricing. VA approval is still pending.

The board voted to accept JMS' proposal for \$2680 for a new key pad entry system at the clubhouse/pool. This system will control the entry door, clubhouse and pool. New pool cards will be required, but all the information will be controlled by our board rather than relying on an outside firm to block cards as needed, issue new cards, etc. Our previous system did not offer the flexibility we require.

OUR COMMUNITIES REAL ESTATE

Pickawillany had 20 sales in 2019 with an average price of \$167,485. Prices ranged from 137,700-\$201,000 with 12 sold at under asking price, five even and three over.

Chippewill sold 29 units with an average sales price of \$167,036 with prices ranging from \$94,000-\$222,000. 15 condos were sold at over the asking price, 7 even, and 7 under.

OUR DYNAMIC MAINTENANCE TEAM

Ronier provided the following information on some of their planned activities for 2020 - over and above the work orders.

They will be preparing building 27 (Smoketalk) for staining in addition to completing the installation of the gutter guards throughout the complex.

Ronier noted expansion in the cracks around the pool and made a recommendation to the Board for a retaining wall facing Blue Jacket as the dry weather combined with erosion is allowing the expansion in the concrete around the pool. At this time, the area around the pool has not been adversely affected, but it is better to secure the cracks and address the whole problem of erosion before extremely expensive repairs to the pool are required.

There will be work on the drainage from the downspouts to direct the water from the downspouts on Chuckleberry prior to the start of the new asphalt job as was done on Wintersong last year.

Another project Ronier has recommended and the board approved is to put the different circuits on the street lights in a single sensor so they will come on and off at one time, and we will not see one light on and other off. This will make it easier to check for burned out bulbs. At the present, every single light has a individual sensor so we have to depend on someone reporting the burned out lights. In the past, the association did not have the mapping of the circuits; Ronier has created a big map in the shop that provides this information.

SOCIAL HAPPENINGS

Mark your calendars for future Saturday dates shown below for Game Nights at 7:00 PM at the Pickawillany clubhouse. Please feel free to bring your own beverages and snacks and, of course, all friends or family. Don't miss out on the fun! Please RSVP to Lynda Nelson at ldn5050@gmail.com or Laurie Gang at lauriegang@gmail.com

February 1, 7 PM, February 22, 7 PM, March 7, 7 PM, March 21, 7 PM, April 4, 7 PM, April 18, 7 PM

Calling all folks interested in knitting or crocheting as a klatch at the home of Debi Abbott, 5006 Wintersong on Thursday, February 20, 7 to 9 PM. Debi is happy to teach knitting but doesn't crochet. If anyone is interested in showing others how to crochet, please let us know! If there is continued interest, the group will plan to meet once a month. Please RSVP to debiabbott@gmail.com.

Stay tuned for future events by the Social Committee in the spring: Earth Day cleanup, Annual Meeting and Silent Auction, Annual Garage Sale and Bake Sale and more!

Your Social Committee Chair - Lynda Nelson

PRESIDENT'S NOTES

Happy New Year, Pickawillany!! I hope everyone had a wonderful holiday season and is looking forward to 2020!

This year will have a few changes that some may feel great about and some may feel less than enthusiastic about. We are changing the way our Annual Meetings are going to be held, not the location, just what the Association will provide its members when they attend. Under the advisement of our attorney, the Board will no longer use Association funds to provide free appetizers at our Annual Meeting. We are seeing if the Golf Club can provide us with an appetizer menu that owners may purchase items from. More information will be provided as it becomes available.

The Board has worked diligently to keep costs down while continuing to make improvements to our community. We are very happy to announce that beginning with this new year we have entered into a CCP (Complete Care Plan) with Joseph Tree Service. This plan will ensure that all of our trees will have the proper care and treatments to keep them healthy for many years to come and if a tree has to be removed a new tree will be planted. These new trees may not be planted in the exact same location for various reasons, but one will be planted. If owners have questions regarding this care plan, please feel free to email the Board or Case Bowen.

The Board has budgeted only one building to be completed with stain and seal this year. Our Maintenance Supervisor asked that we only do one building so the maintenance team can work on the drainage issues prior to Phase III road work. This will enable them to do both jobs thoroughly and in a timely fashion. After completion of this building only 10 buildings will be left until all buildings have been completed in the stain and seal project.

Phase III of our road project will begin on Chuckleberry this year, once completed we will have only one more Phase to go!! We will ensure that there will be plenty of lead time prior to the start of the project with information on where to park, how trash/recycling will be collected, approximate length of time, etc. Please monitor *Turtle Talk*, our website's bulletin board and any flyers for the complete and correct information.

The Board voted to get a new pool entry door card reader installed prior the pool reopening. We will be working on getting information out to owners on how to get their new pool cards. The new cards will be very similar to what we have now, but owners will need to again fill out pool card paperwork to obtain one. This new reader should stop some of the issues we have had with the previous card reader.

We will again be reviewing concrete replacement and updating our priority list as well as meter panel replacement.

Thank you,

Hildegard

When the debate is lost, slander becomes the tool of the losers.

- Socrates

ON SITE CONTRACTORS

We frequently have contractors on site for work in our community such as foundations, concrete work, fire alarms, etc. Contractors are here to do a job we are paying them to do. When their work is interrupted, they are delayed and distracted from the job. Please address any questions or concerns you have regarding a particular job or contractor to Kathi Horvath.

FAIR WARNING ON EXHAUST FAN FIRES

One of our residents had the unfortunate experience of having an exhaust fan fire in her condo recently. Fortunately it did not do a great deal of damage; but it does serve as a reminder to all of us to clean our exhaust fans every six months to a year.

Cleaning the vent cover is simple. Fill up your sink with warm water and a few drops of dish soap. Allow the cover to soak in the soapy water for a few minutes, then scrub the fan cover with a cloth or dish brush removing all dirt, dust and grime.

Before you touch the exhaust fan, unplug the standard two-prong plug that powers the fan. If you want to be extra cautious, you can turn the power off to the bathroom at the circuit breaker. Start by removing dust with a vacuum extension wand and attachments. For the fan motor components and fan housing, use a bristle brush dusting attachment. For the more narrow and hard to reach areas, use the crevice attachment. Maintain a light touch so you don't damage anything.

This unfortunate fire draws the attention to the need of each resident to have a HO6 policy. For more information - <https://www.valuepenguin.com/what-condo-insurance-covers>.

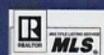
WHO TO CALL WHEN ...

- Call Columbia Gas at 800.344.4077 immediately when you detect gas odor.
- Call AEP, 614.719.1000, when you have electrical problems inside your condo.
- Call Case Bowen at 614.799.9800 when your security lights outside are not working.



William E. Carpenter, Realtor

614-216-0636
wecglobal@icloud.com



That moment when you walk into a spider web and suddenly turn into a karate master.

JOSEPH TREE SERVICE COMPLETE CARE PLAN

Clearance Pruning

Pruning required to avoid damage or danger related to structures, power distribution and property. Clearance pruning shall include removal of branches to provide a minimum of 5 feet of vertical clearance and 1 to 2 feet of horizontal clearance.

Dead wood Removal

Systematic removal of dead limbs 2 inches in diameter and larger to prevent property damage and reduce safety hazards. Dead wooding is also an essential part of a tree's health. Additional reasons for dead wooding include: Possible food source for dangerous pests, limit diseases and enhance the beauty of the tree.

Maintenance Pruning

Necessary pruning to improve tree health and structure. Includes - hazard reduction pruning, removing deadwood and crown raising the tree as needed. Objective: To promote the health of the tree, to prevent decay when possible, to improve the aesthetics, and to provide good clearance where needed. All pruning will conform to ANSI - A300 - Part-1 Pruning.

Structural Pruning

Prune for a strong dominant leader by shortening competing stems and branches that compete with the stem that will make the best trunk. Due to the recognized potential hazards associated with codominant leaders, the subordination (shortening using a reduction cut) or removal of one side of a dominant leader is the primary objective. The main leader should not be subordinated, headed or removed. The number of cuts will be based on maturity and inherent, existing structure of the tree. Final decisions on cuts will be made by arborist.

Crown Raise

Elevation of lowest limbs to increase overhead clearance. Live ratio should be at least 60%, leave small diameter branches on the lower trunk to help protect the tree.

Removal

Complete removal of tree to ground level using safety practices as outlined in ANSI Z133.1 safety standard.

Cabling

Installation of Tree Cable Support System for the purpose of supporting weak crotches and/or dangerous limbs. Through rods or other forms of hardware may be utilized.

Crown Clean

Removal of dead, dying, diseased, crossed, and weakly attached limbs to promote trees safety, and beauty. Appropriate diameter and amount of wood removed is to be determined by Arborist or Representative.

Stump Removal

Grind stump up to 25" below ground grade as needed and depending on landscape. Back fill hole with resulting mulch and debris to a level grade. (Excessive mulch and debris may be left at customers request) NOT RESPONSIBLE FOR HITTING ANY BURIED OR UNSEEN CABLES or PIPES or ELECTRICAL. Smaller stumps

might be dug or pulled out because it is more thorough and reduces mess.

Maintenance Pruning

Pruning to maintain or change the size and shape of a tree or shrub.

This five year plan also includes a growth regulator to be applied for applicable trees.

JOSEPH TREE SERVICE SPRING PRUNING

JTS performed their winter pruning on 93 trees in our community during January. 25 trees were removed, and 25 trees will be planted this fall. Our contract with JTS states that for every tree removed, one will be planted -not necessarily in the same spot, obviously, due to roots but close by.

WATCH OUT FOR BLACK ICE

Our weather has been mild this winter so it is even more important to watch out for black ice.

There are barrels of salt available all residents situated throughout the community for use on sidewalks as needed. Remember to replace the lid securely on the ice bucket.

LOCKBOX INFORMATION

A few of the lock boxes have been damaged or destroyed by residents. The lock boxes are the property of the association - not the resident. The Board of Directors voted that effective January 1, a \$200 fee will be applied to the owner's account when the owner puts their unit up for sale. Our maintenance personnel will inspect the lock box; if the box is still present and in good shape, the charge will be reversed. However if the lock box is missing, the charge will apply. If the lockbox disappears or is reported damaged, we will have Secure-A-Key come out for inspection/repair; if the lock box has been tampered with and there is no mechanical defects, the owner will be charged the \$200. This fee will be regarded as a fine and subject to collection rules the same as any other fine assessment.

ARE YOUR WINDOWS DRAFTY?

Instead of purchasing new windows, you may want to consider another alternative - an interior acrylic storm window. Whether you are dealing with drafts, noise, heat or simply want to improve your energy savings, the Indow insert system can help with the issues. Indow offers 7 different acrylic variants to address almost any window issues.

Several Pick residents [have](#) chosen the inserts over a complete window replacement for cost consideration. Investigate at <https://indowwindows.com>

"We the people are the rightful masters of both Congress and the Courts, not to overthrow the Constitution but to overthrow the men who would pervert the Constitution. "

- Abraham Lincoln

New for 2020



**You find the buyer. I do the rest. For just 1%!
Plus I help you find the buyer!**

Average Little Turtle seller saves approx. \$8000!

**ALWAYS try this first. Logon to
AgentAssistMe.com or call for details.**

Doug Turlo, Broker/Owner

614-419-2077

dturlo@HomeCentralRealty.com

Creator of: AgentAssistMe.com



*No matter how educated, talented, rich or cool you believe
you are, how you treat people ultimately tells all.
Integrity is everything.*

ENERGY STAR REBATES

AEP is offering rebates for 2020 Energy Star Appliances purchases for Energy Star Certified. Clothes washers: \$40 smart thermostats: \$25 (gas-heated homes) / \$50 (electric heated homes)

<https://www.aepohio.com/save/residential/programs/ApplianceRebateProgram.aspx>

Get \$50 for your old working refrigerator or freezer. Details at

<https://www.aepohio.com/save/residential/programs/ApplianceRecycling.aspx>

COYOTE ALERT

Coyotes are being spotted in the Little Turtle area - naturally as it is winter. Residents need to be careful about feeding animals outside. Be certain your trash is completely inside the trash container and the lid tightly closed on trash days and don't leave sacks outside the container.

Coyote attacks on pets are not common unless the coyotes are protecting their lairs, but owners should keep an eye on their pets when they are outside, and don't leave food out for the neighborhood cat.

SUMP PUMPS

As constructed, all units have a network of underground drains located beneath the basement floor. This network of drain pipes and the weep holes in the foundation blocks that feed these drain pipes is called the weep system. The weep system helps relieve water buildup beneath the basement floor and relieves water pressure from against the foundation walls. At the first sign of a wet or damp basement, Case Bowen should be called.

In addition to the weep system, all units with below grade basements (units not located on the ravine) are equipped with a sump pump. The sump pump helps the weep system operate efficiently in heavy rains by discharging at a rapid rate the water collected in the weep drains to an outside drain line or pit. Sump pumps that do not operate, or do not operate properly, allow water and silt to collect in the weep drains, and over a period of time the weep system may become clogged. Wet basements may be the result of a clogged weep system, and it is very expensive to unblock a clogged weep system. For this reason, owners are required to keep their sump pumps in proper working order.

While weep systems are Common Elements and the responsibility of the Association, weep system repairs to units caused by an inoperable sump pump is the responsibility of the Unit Owner. Sump pumps with emergency backup are available.

Any fool can know. The point is to understand.

Albert Einstein

OUTSIDE CHRISTMAS DECORATIONS

Christmas is over and all decorations were to be removed from the outside -both front and back - by January 15th. Some residents have expanded the season - leaving up decorations on the front doors, garages, trees, and balconies. Obviously our winter has tried to help with the removal by being very mild. Perhaps this is one way to store Christmas decorations, but we strongly recommend the removal of same.

Deborah Bowman, REALTOR

YOUR AREA EXPERT SINCE 1987!

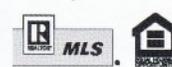
Email: debbiebowman@debbiebowman.com

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!

WHAT TO DO WITH HAZARDOUS WASTE

How do you dispose of old motor oil, batteries (including alkaline, computer, vehicle, etc.), fluorescent light bulbs, antifreeze, fire extinguishers, insecticides, rat poison, oil based paints, etc.? Check out the information provided by Swaco on their website regarding the handling of hazard waste ...

<https://www.swaco.org/195/Household-Hazardous-Waste>

Swaco will take oil based paint for no charge. Latex paint is not considered hazardous but it must be dried before putting into regular trash. Mix an equal amount of an absorbent material such as cat litter into the paint can and allow the paint to dry. Or use sawdust, plaster of Paris, Oil-dri, or a product called waste paint hardener which can be purchased at home improvement stores or Amazon. (Recommended by Keith Shiban.)

SPRING FORWARD

Daylight savings time begins March 8th, 2 A.M. Remember to turn your clocks forward one hour.

Aren't you glad someone is around to remind you to adjust the clocks that adjust themselves? But ... the clock in my car will be wrong for six months.



BIRD AND SQUIRREL FEEDERS

Bird and squirrel feeders are a traditional and welcomed means of attracting wild birds. It is strongly recommended that residents install feeders in the nature setting of the community to keep the animals away from the dwellings, thus avoiding any potential damage to our wood siding and squirrels in your attic.

POOPER SCOOPER

The Pooper Scooper Law in Ohio states that dogs are leashed AND curbed. Curbing your dog means cleaning up their fecal waste after they have done their business in a public place or neighborhood. It is an ethically and socially responsible thing to do. Avoid paying fines to the Association and incurring the animosity of your neighbors - PICK IT UP.

The Association provides free poop bags located at doggie stations in several location in our community.

IMPORTANT DATES

- 2/14 - Valentines Day
- 2/17 - Presidents Day
- 2/16 - Ash Wednesday
- 2/26 - Board Meeting, 7 PM, Clubhouse
- 3/8 - Daylight Savings Time Begins
- 3/19 - First Day of Spring
- 3/25 - Board Meeting, 7 PM, Clubhouse

Refuse Collection - Monday 2/10, then switches to Tuesday 2/18, 2/25, 3/3, 3/10, 3/17, 3/24, 3/31, 4/7

Recycling and Yard Waste - Every other Friday 2/14, 2/28, 3/13, 3/27, and 4/10

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, Ronier Fernandez, Hildegard Jones, Lynda Nelson and Keith Shiban

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

Keith Shiban, Director - kshiban@hotmail.com

Tina Frazier, Director - tina.s.frazier@gmail.com

Linda Garlinger, Director - lindagarlinger57@gmail.com

Cheryl Hill, Director - cherylhill.lt@gmail.com

MAINTENANCE PERSONNEL

Ronier Fernandez, Supervisor

Mikael Allen

Fred Hoelzel, Part-Time

IMPORTANT TELEPHONE NUMBERS

- Emergency Fire or Police 9-1-1
- Bulk Pick Up 614.645.3111
- Caliber Portal https://cailber.cloud/CaliberWeb2_CaseBowenCo
- Case Bowen - Kathi Horvath 614.799.9800
- Email: khorvath@casebowen.co 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