

Turtle Talk

A Newsletter for Pickawillany Condominium Residents

June 2017

www.littleturtle.org



ANNUAL MEETING

The annual meeting was held on May 24 at the Golf Club of Little Turtle with 53 persons in attendance. The secretary's report from the annual meeting in May 2016 was accepted and has been posted to our website. Lois Kamnitzer, Treasurer, gave the financial report advising that our delinquencies were \$57,096 at the end of 2015, \$40,592 at the end of 2016, and \$41,004 as of 4/30/17. The loan payable (roof) as of 4/30/17 is now \$183,543.23 and should be paid off in March 2018.

Cheryl Hill, president, gave a report stating that gutters and drainage is our biggest area of focus. As stated previously in TT, several different types of gutters are being tested; that combined with the work diverting the gutter water away from the foundations should allow us to see an improvement in that area. Cheryl stated the Board has saved the Association money by establishing the policy of seeking competitive bids for projects (anything over \$1500 must go out for three bids),

A part-time employee will be hired for the summer for our maintenance team in an effort to get our maintenance work caught up and allow time for Ronier and James to continue all the work they are doing

Committee reports were presented by Linda Garlinger, ARC/Grounds, B.J. Underwood, Communications, Darlene Slater, Social. You may view the full reports on our website, <http://www.littleturtle.org/committereports.html>

Kathi Horvath of Case Bowen gave a summary of accomplishments for the year such as Garber Connect and Spectrum updates; contract language being added to all contractor's contracts addressing the protocol for checking in and out with our Maintenance Supervisor when they are on-site; FHA renewal is in October, VA (which we lost due to the roofing loan) will be re-applied for in March 2018; and advised of the new software program Case Bowen is installing to aid in work orders and to allow residents access to view the progress on their own work orders (see page 3 for more information).

Nominations for the four open positions on the Board were Patricia Hughes, Hildegard Jones, and Keith Sheiban. Chet Durham was nominated from the floor. All four candidates were accepted by acclamation. Following the annual meeting, the Board of Directors met to elect officers: Cheryl Hill - President, Deborah Hochbein - Vice President, Hildegard Jones - Secretary, Chet Durham - Treasurer, Patricia Hughes, Jerry Mapes and Keith Shiban - Directors.

SUMMER GRILLING

It's definitely time to cook out and enjoy the weather. Let's be careful out there so we can all enjoy our meals without having to invite the fire department.

- * When grilling, place the grill as far away from the siding and fencing as possible. Grills (*charcoal, butane, natural gas, propane*) are permitted with a minimum safe distance of not less than 10 feet from any combustible surface or overhang.
- * Attend the grill at all times while it is being operated. Have a fire extinguisher readily available.
- * Make sure the charcoals are completely extinguished or the gas turned off when grilling is completed.

EARTH DAY

The Social Committee organized a successful community clean-up on Saturday, 4/22. THANK YOU PARTICIPANTS!!

Even though it was a chilly, gray day, we were thrilled to have residents show up to help! Including myself, we had ten residents on the grounds for almost two hours picking up paper, plastic, cans, cigarette butts, even a piece of a car! Even though the grounds looked to be in pretty good condition before our clean-up, we were amazed at the amount of trash picked up. This trash was recycled as much as possible.

Thanks to **Mitzi Payne** and **Cyndi Tussing**, we were treated to special cupcakes and pastries, hot coffee and chocolate, and juice. Nice! Next year we hope to have more participation, weather permitting, followed by asking the children participants to plant some flowers in the community.

Even though Earth Day was April 22, actually every day should be Earth Day, and we don't have to wait until next year to pick up trash. This is our home, and if you see something, kindly dispose of it, and your neighbors will thank you!

Darlene Slater, Chair, Social Committee



WI-FI IS AVAILABLE

Ronier and James got the Wi-Fi working in the pool area, unsecured and no password needed. If you want to hook into the Wi-Fi, just choose PICKCLUBHOUSE (all caps).

CLUB HOUSE RENTAL

Please contact Kathi Horvath at Case Bowen to arrange for a rental. Also, please review the Club House Rental Agreement and Club House Cleaning Checklist on pages 33-34 on the Resident's Manual. Please let Kathi know if you are planning to use the grill so the propane levels can be checked.

A refundable deposit for renting the clubhouse is \$150. The refund will be returned provided there are not any damages to the pool, pool deck, clubhouse, equipment or furniture. It is expected that the Club House be cleaned and

restored to the same condition when the Club House was rented.

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 Nationwide is on your side	Darlene Slater Account Manager Masters Insurance Group
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SWIMMING POOL

The pool rules are posted on our website under Rules and Reg/pool and at the pool. It is very important to review these rules and even more important that everyone follow them.

The pool belongs to all residents. If everyone follows the rules, a good time can be had by all. Following are a few important rules that need special attention.

1. The grill is available for everyone, but it needs to be cleaned after each use. The resident using the grill is responsible for cleaning it. Would you want to use a dirty grill?
2. Please let Hildegard Jones or Kathi Horvath at Case Bowen know if you plan to use the grill so the gas level can be checked. There is no one available on the weekend to purchase more propane.
3. Parents must take their children out of the pool at the top of the hour for a 10 min rest period, pool privileges could be suspended if they don't. Signs have been posted.
4. Do not prop entry doors open at the pool. Pool key cards are to keep out those who are NOT members.
5. **Residents using the pool need to keep it clean, including the rest rooms. Be considerate of the next person.**

If you do not have a key card, please contact Kathi Horvath at Case Bowen 614.799.9800 or email her at khorvath@casebowen.com If you lose your card, a replacement is \$25.00.

Swimming Pool Hours: Open to all - 10:00 A.M. - 9:00 P.M. daily. Adults only: 8:00 A.M. - 10:00 A.M. Daily.

Pool rules violations are subject to a \$50.00 per day enforcement charge and/or suspension of all pool privileges for the swimming season. Unauthorized pool use is also subject to a \$50.00 fine and possibly other penalties.

Friendships must be built on a solid foundation of alcohol, sarcasm, inappropriateness, and shenanigans.

CHILD AND BABY SWIMMING VESTS

There are several different swimming vests for babies and children available, but they are not all created equal and that means research needs to be done before purchasing one. Recommended swimming vests have the following features:

1. A flotation collar: keeps their head above the water.
2. A crotch strap: to secure it tightly to their body.
3. A grab loop: to quickly get them out of the water if they fall in.
4. Keeps child face up: obviously a good safety feature.

Baby and child specialists recommend buying the swimming vest and trying it. If it does not keep your baby/child's face up, return it to the store immediately. BTW, life jackets do expire, and it is unsafe to use an old or used one.

THOUGHTFUL ACTION

The Social Committee held a raffle during the annual meeting to help raise funds for social activities in our community and raised \$124. **Chris Willmore** won the raffle \$62.00 - and donated back his winnings. Nice! Very thoughtful, Chris!

DUMPSTER USE

The dumpster at the east end of Strawpocket is for our maintenance staff to use, not for owners. However, if the staff finds there is space available for owners' rehab debris, they can approve some items being disposed there. Please leave a note in the mailbox located outside of the maintenance office below the club house, and the men will leave a door hanger to inform of their response. Currently, the dumpster gets emptied on Wednesdays, so approvals can be made Tuesdays.

At no time can garbage be put in the dumpster (food items, general trash, etc.)

Cheryl Hill

Don't be in such a hurry to condemn a person who doesn't do what you do or think as you think. There was a time when you didn't know what you know today.

Malcolm X

Advertiser

Just Sold: 4958 Wintersong Ln

Never even had to list it - I already had a buyer willing to pay the sellers price.

Just Listed: 4970 Smoketalk Ln

One of the best locations in Little Turtle!
Have a buyer? Send them my way!

Doug Turlo

Broker/Owner

614-419-2077

dturlo@HomeCentralRealty.com



Broker/Owner

Home Central
Realty



Not intended to solicit currently listed properties.

DEFINITION OF TRANSPARENCY

Lack of hidden agendas and conditions, accompanied by the availability of full information required for collaboration, cooperation, and collective decision making. Minimum degree of disclosure to which agreements, dealings, practices, and transactions are open to all for verification.

Advertiser



PRESIDENT'S OPEN LETTER

Dear Neighbors,

Thank you for a very peaceful annual meeting and for your support in making our community as great as it can be.

Thank you to two long-time Board members who have stepped down this year from the Board, Lois Kamnitzer and Linda Garlinger. Their countless hours of effort on behalf of all of us is appreciated.

Those who attended the meeting heard many updates about the direction your elected representatives have been taking, but for those who didn't, here is my summary of the focus:

- Foster the community's operating together via better communication and community involvement
- Continue to prioritize spending, getting competitive bids, monitoring the Association's employees' priorities and work, and monitoring contractor work managed by Case Bowen
- Continue to develop a stronger infrastructure of information feedback between/among the Board, Case Bowen and maintenance personnel.

I encourage all of you to join the Board in participating as you can via committees, special projects suited to your talents/interests, attending meetings, or sending suggestions to the Board <http://www.littleturtle.org/boardmembers.html> or by dropping a note in the maintenance office box below the clubhouse.

Welcome to new owners. You have joined a beautiful community. Please ask questions as you need and review our website, <http://www.littleturtle.org>, especially the Bylaws and Resident's Manual, to familiarize yourselves with how our community operates. I look forward to seeing you (and other neighbors, of course) out and about.

Sincerely,
Cheryl Hill, President

WHAT ARE ALL THE WHITE UTILITY FLAGS FOR ON STRAWPOCKET/SMOKETALK?

At the annual meeting, a resident asked about the white utility flags on Strawpocket and Smoketalk. The white flags indicate processed excavating, and the ones on Strawpocket and Smoketalk mean Spectrum is laying cables. Quick way to find out? Call O.U.P.S. At 800.362.2764. They are excellent at providing information.

The flags or paint are placed by O.U.P.S. to designate the type of service and Identify the type of underground service..

White = Proposed excavating

Red = Electric power lines cables, conduit and lighting cables

Yellow = Gas, oil, steam, petroleum or gaseous materials

Orange - Communication, alarm or signlines, cables or conduit

Blue = Potable Water

Purple = Reclaimed water, irrigation and slurry lines

Green = Sewers and drain lines

Pink = Temporary survey markings

Check out <http://www.oups.org/homeowners>

WHERE DOES MY CONTRACTOR PARK?

The best option is to have your contractor park in your spare parking space. The second option is for them to park in front of your garage. The third option is to ask your neighbors if you may use their spare parking space or space in front of their garage for a short period. In no case should a contractor remain in such space beyond the time necessary to do the job.

But contractors usually want to park in front of your front door to lug their equipment in and have access to their tools. If this is the case, notify your neighbors of the hours your contractor will be there so you can avoid blocking someone else's parking space. **Key to all of it is communication.**

NEW SOFTWARE PROGRAM TO AID US

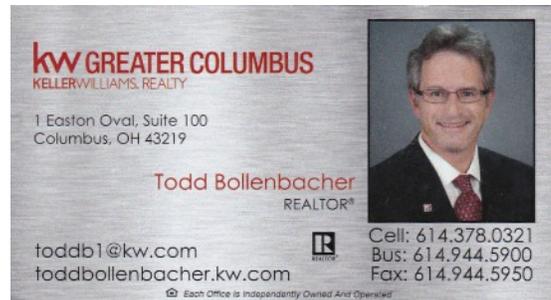
Kathi Horvath of Case Bowen announced at the annual meeting that they recently signed a contract for a new software program, Caliber, that will allow unit owners direct access to their accounts through a portal system. (Portal is a term, generally synonymous with gateway, for a World Wide Web site that serves as an access point for users when they get connected to the Web.)

The new system will allow unit owners to view their own accounts for payment history, balances, enter work orders and check the status, and check for violations all directly through the new portal system. The Board will have direct access through the system to view Association reports for accounting, architectural, maintenance and violations.

Case Bowen is excited to share the news and continues to improve communications with you. Board members and unit owners will be notified and provided the necessary information to access their accounts when the software program is completely installed and is up and running.

When we will have it? As everyone who has been through this process knows, development proceeds at sometimes a very long and laborious pace; tweaking and training also takes time. Estimates are that we will have it sometime before the end of the year or before. Nevertheless, retain the excitement because it is going to bring us much information at our fingertips.

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KEEPING BEES AND CRITTERS OUT

Ward off bees without chemicals. Crumble brown paper, such as brown Kraft paper, and put it in a *brown* plastic grocery bag. The bag does not have to be large - make it about the size of a normal beehive. Hang it where bees hang out. The bees will think it is a hive, and they won't go near another bee hive so they leave. Go ahead ... Google it.

The owl is a predator of many small critters, like squirrels and raccoons. To keep critters from trying to burrow under your

deck, getting into your plants or living un your attic, purchase alifeseize plastic owl with bobbing head. Fill with sand for stability and better movement of the head and place in your patio. Move the owl about every two weeks to avoid the critters ignoring it. BTW, some come with a glow in the dark eyes, too.

Deborah Hochbein

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SEWAGE PROBLEMS AND WET WIPES

Disposable wipes – baby wipes designed for adults – have become the scourge of residential and municipal sewer systems around the world. Since they became available, non woven cloths have been getting stuck in pipes and sewer machinery, creating massive, expensive clogs in New York, Washington DC, San Francisco, Toronto, Sydney, London and here in our community.

Wipes make up a large and broad market, used for household cleaning, makeup removal, hand sanitization, sunscreen application, bathroom tissue and more. Unfortunately, most wipes on the market don't biodegrade quickly enough to avoid clogging the pipes. And the more durable the material is, the more likely it is to clog. If you're flushing wipes - even flushable wipes, the chance of a clog goes up - even more so in old pipes. As the wipes industry evolves, consumers and companies alike need to learn more about what is and isn't responsible to put in the toilet.

Our resident's manual states that any sewerage blockage affecting only one unit is the unit owner's responsible. If two or more units are affected, the sewerage blockage becomes the association's responsibility - *unless one owner caused the damage.*

Net: **Avoid flushing any type of wipe down the toilet.** This will prevent costly clogs and environmentally damaging overflows of your sewage system. In fact, it would be best to avoid disposable wipes completely since they produce waste that should end up in a landfill, and more sustainable alternatives (such as your normal dissolves-quickly-in-water toilet paper made of unbleached recycled paper) exist. However if you can't let go of your wipes, make sure they are properly disposed of — in the trash.

Thank you, **Pat Hughes**, for suggesting this article.

I think, I'll just put an "Out of Order" sticker on my forehead and call it a day.

SAVE YOUR FOUNDATION

One of the Association's foundation contractors has emphasized the importance for owners to use dehumidifiers in lower levels of their units, given Ohio humidity in general and the wooded nature of our community setting. It is important that the dehumidifier be sized to handle the area of the unit and that it be of a good quality.

If anyone would like to do research about good units, please notify a Board member to volunteer.

Cheryl Hill

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REMINDER: The password for "Committeees," "Financials" and "Minutes" on our website is pickcondo - no spaces, all lower case.

Contributors: B.J. Underwood, Cheryl Hill, Deborah Hochbein, Kathi Horvath, Patricia Hughes, and Darlene Slater

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

IMPORTANT DATES

- June 14 - Flag Day
- June 18 - Father's Day
- June 21 - Summer Solstice
- June 28 - Board Meeting 7:00 p.m., Clubhouse**
- July 4 - Independence Day
- July 26 - Board Meeting 7:00 p.m., Clubhouse**

Refuse Collection - Every Monday through June 28 when it moves to Tuesday.
Recycling & Yard Waste - Every other Friday morning - 6 / 9 .
 6/23, **Saturday 7/8**, 7/21, 8/4

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

BOARD OF DIRECTORS

- Cheryl Hill, President - president@littleturtle.org
- Deborah Hochbein, VPresident - vicepresident@littleturtle.org
- Hildegard Jones, Secretary - secretary@littleturtle.org
- Chet Durham, Treasurer - treasurer@littleturtle.org
- Paricia Hughes, Director - patricia@littleturtle.org
- Jerry Mapes, Director - jerry@littleturtle.org
- Keith Shiban, Director - kshiban@hotmail.com

IMPORTANT PHONE 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
Garber Connect (After Hours)	614.212.7900 #2
Bulk Pick Up	614.645-3111
O.U.P.S.	8-1-1 or 800.362.2764
Case Bowen - Kathi Horvath	614.799.9800
Fax:	614.799.8338
Email:	khovath@casebowen.com
Emergency After Hours:	614.265.1748

ALL WORK ORDERS MUST BE SUBMITTED TO KATHI HORVATH AT CASE BOWEN