

Turtle Talk

June 2018

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



ANNUAL MEETING

The annual meeting was held on May 23 at the Golf Club of Little Turtle with 63 condos represented, 10 of which were represented through proxies. The guest speaker, Jim Waterwash, VP of agency sales at American Family Insurance, addressed the Master Insurance Policy and the importance of a H06 condominium insurance policy. He addressed personal property, loss assessment, sump pump coverage, personal liability (suggested \$300,000) and personal medical (suggested \$5,000). Representatives from Joseph Tree Service were available to answer questions from condo owners.

The secretary's report from the annual meeting in May 2017 was accepted as amended and has been posted to our website. Chet Durham, past treasurer, gave the financial report for December 2017, stating that this has been a financially conservative board; thus they have been able to pay off the roofing loan early. The 2016 delinquencies were \$40,592 vs. the 2017 delinquencies of \$23,500 - a 42% decrease.

Hildegard Jones, president, provided a report of the 2017 and 2018 accomplishments. The board has hired two additional maintenance staff members and repaid the roofing loan early saving our association money in interest.

The Board has four proposals for the road work to be reviewed and will be making a decision on the contractor very shortly. At this date, a special assessment is not required so there will not be any increase in fees due to good budgeting skills employed by our Board. The project will be done in four phases: Phase I- Smoketalk and Strawpocket, Phase II- Wintersong, Phase III-Chuckleberry, Phase IV-Grasshopper and Whistlewood. The severity of the roads determined the phases based on the engineer's core samples and visual inspection. Phase I will start in June 2018.

Hildegard thanked Joseph Tree Service for their work in picking up the samplings and planting them. Concrete work costs ran \$16,010 in 2017 with more repairs projected for 2018. Foundation repairs totaled \$58,817 for 2017 including six weep systems; one weep system has been completed so far this year. In 2017, the Association was plagued by crumbling or deteriorating sewer and water lines costing just over \$49,000 in repairs. As water lines are being repaired, new curb boxes are being installed to prevent future widespread shutoffs throughout the community. The stain/clean project will be starting in June on Building 16 on Wintersong and will then proceed to Building 7 on Grasshopper.

Kathi Horvath of Case Bowen advised 96+ of 193 residents are already using our new portal, Caliber. To sign up, simply send Kathi an email noting your email address which is required by Caliber, and she will get you set up. 19 units were

sold in 2017, six so far in 2018. There were 437 work orders in 2017. Violations are still being issued for parking, dog waste, tethers, etc.

Committee reports were presented by Linda Garlinger-ARC/Grounds, B.J. Underwood - Communications, Darlene Slater - Social and William Carpenter - Maintenance. All reports can be viewed on the committee report on our website:

<http://www.littleturtle.org/Committee%20reports%20May%202018.pdf>

Nominations for the three positions on the Board were Deborah Hochbein, Tina Frazier and Cheryl Hill with Linda Garlinger and Mitzi Payne nominated from the floor. Deborah Hochbein, Tina Frazier and Cheryl Hill were elected by an extremely close vote. Following the annual meeting, the Board of Directors met to elect officers: Hildegard Jones - President, Deborah Hochbein- Vice President, Cheryl Hill - Treasurer.

Rick Stephens held the winning ticket for the 50/50 raffle for \$80, that he generously donated back to the community. Walking tall, Rick!!

SOCIAL COMMITTEE

Earth Day was successful! We had 20 residents drift in and out, working together almost two hours. We collected a lot of debris, and the prize went to the resident who found and collected a dead critter. Thanks, Jerry! We swept around the clubhouse and placed plant cages over the newly planted trees. We had snacks on hand: coffee, hot chocolate, juice, donuts, homemade muffins and homemade worm cupcakes, and fruit, so everyone enjoyed the camaraderie and the mission. On behalf of the Grounds/ARC and Social Committees, we truly appreciated everyone's contribution and commitment to keep Pickawillany a clean neighborhood. Thank you!

50/50 Raffle tickets were sold during the garage sale and at the annual meeting, drawing the winning ticket at the annual meeting. We also plan to incorporate the 50/50 raffle into the other events this summer to supplement our budget.

We will be starting Bingo Sundays, June 10, 7 PM, and we are planning Bingo for the second Sunday each month. We may add to the schedule later. We already have a sponsor for the first Bingo night! We've started a discussion with the president in Chippewill to see if there would be any interest in joint Bingo events.

The committee is planning a social event for each month, subject to change. Of course, any event where adult beverages might be available is not endorsed by the Pickawillany board of directors; the social committee is merely organizing the event for the residents.

Future Events:

June 15, 7 PM, Luau and Frozen Drink Night

July 21, 7 PM - Wine Tasting with guest musician

August 18, 5 PM - Annual Picnic

September 22, 7 PM - Oktoberfest Beer Tasting and Brats

October TBD - New Resident Get Together and Networking

December TBD - Holiday Brunch

Darlene Slater, Chair, Social Committee

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PRESIDENT'S COLUMN

I am very pleased at the turnout for our 2018 Annual Meeting. It was an extremely enjoyable evening loaded with good information, food, and company. I would like first to express my sadness that Chris Willmore was unable to stay in the run for the Board; his reasons were not only understandable but necessary. I for one will miss him but I am also excited that he will remain an active participant in our bi-weekly walks, serving on the maintenance committee and being a liaison in our continuing pond/developer issue. The entire Board wishes Chris the best and maybe next year we will see his return to the Board.

I would like to congratulate Tina Frazier for her run and election to the Board. Tina should prove to be an asset with her previous years on the Board in the past and years working in property management.

I would like to thank Mitzi Payne and Linda Garlinger for throwing their hat in the race. I truly believe that either or both of them would have made good directors and would have had much to offer. Remember - we have elections every year.

I would like to add a small comment regarding the issues at the pool on Memorial Day Weekend. First, I would like to apologize to all the owners that were adversely affected by the closing of the pool on Memorial Day. There was not just one element that caused this to happen - it was a perfect storm of issues. Hottest weekend of the year, pool having a foot of water added on Thursday - two days before opening - which diluted the salt level in the pool. It is the salt that allows the production of chlorine. Sandy's was unable to boost the salt level quickly enough given the two day window to be more than the low range of salt required. We had no one on-site to monitor the pool chemistry on Sunday which led to nobody knowing that the chlorine levels had completely depleted causing cloudy water. Had this been noticed earlier it could have been corrected before ending in a cloudy pool.

When Sandy's visited the pool on Monday, they had done everything in their power to restore salt levels which will in turn restore chlorine levels, they added chlorine shock to the pool to boost chlorine levels, back washed the system, added clarifier, and added pantyhose to the skimmer and pump baskets to add additional filtration.

The Board has also made a few changes for this year. One is that our maintenance staff will be trained on checking the chemical levels in the pool and will do this on Wednesdays and Sundays so we have seven day coverage. Once again I want to apologize on the behalf of the Board for the disappointing Memorial Day Weekend.

The Board decided that due to the late opening this year and the issues with Memorial Day, we will be keeping the pool open through September and if weather permits until the beginning of October.

Hildegard Jones

SUMMER GRILLING

It's definitely time for cooking out, but ...let's be careful so we enjoy our meals without inviting 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.

CLUBHOUSE RENTAL

Contact Kathi Horvath at Case Bowen to arrange for the rental of our clubhouse. Please review the Clubhouse Rental Agreement and Clubhouse Cleaning Checklist on pages 33-34 on the Resident's Manual. 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 clubhouse be cleaned and restored to the same condition when the clubhouse was rented.

You may not be able to control someone else's negative behavior, but you can control how long you participate in it.

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GAZEBOS

If you are interested in installing a gazebo, please submit a Request to Modify Limited Common Elements and the signatures of immediate neighbors before purchasing and installing a gazebo. These forms are in the resident’s manual, pages 31 and 32. The paperwork is to be submitted to Kathi Horvath at Case Bowen.

The following guidelines apply:

- * The size of the gazebo should be in proportion to the deck.
- * The color of the gazebo, roof and side curtains, should blend with the cedar siding.
- * The gazebo can be constructed with metal or wooden posts. If the gazebo has wooden posts, they must be stained to match the cedar siding.
- * The gazebo may not be installed in the grassy area.
- * The gazebo must be kept in good condition.
- * The gazebo must be properly secured, but not permanently installed.

OUR FAVORITE CANADIAN GEESE

There appears to be an unwritten traffic rule that is more honored than ALL the written ones - *Canadian geese have the right of way - no matter where, when, or why.* Most call the goose that is large and has a black head a Canadian Goose. However, its original name was a CANADA Goose or Branta canadensis.

Canadian Geese and their gosling on North Pond



Photo by Gerry Underwood

BULK PICK UP

Some large items cannot be thrown away because they are too large to fit in your trash container - such as old torn furniture, carpeting, mattresses, old chairs, etc. Residents should contact the City's 311 Customer Service Center to schedule a bulk pickup by calling 311 or 614-645-3111, or online at <http://www.311.columbus.gov>.

The Association does have a dumpster that is strictly intended for use of our maintenance personnel. It is emptied every Tuesday. Should an emergency arise, an owner may contact Ronier Fernandez, our maintenance supervisor. If there is any space available in our dumpster, he will advise you. No household trash is ever to be thrown in our dumpster - no matter what!

NO BULK ITEMS WILL BE COLLECTED UNLESS THE RESIDENT SCHEDULES COLLECTION ONLINE OR CALLS 645-3111

Do not place items by the street until the day of the bulk pick up.

KEEPING BEES AT BAY

Simply take brown paper and compress it till you have an eight ball. Then put it into an eight-inch Kroger (or any brown) plastic bag. Use the bag handles to tie a knot and have about four inches of the handles to attach the decoy hive to the siding.

I now have these hanging by all the cedar decking the bees love to damage. They believe they are in another bees’ territory and don’t hang around. The beautiful new boards the maintenance crew installed several years ago have never been attacked.

This idea was previously suggested by Deborah Hochbein. Kathi Horvath suggests spraying existing holes with WD 40. This kills the larvae.

William Carpenter

I would like to think I will die a heroic death But it's more likely I will trip over my dog and choke on a spoonful of frosting.

CONTRACTOR’S HOURS

It is a sad fact of life that contractor’s work hours are from 8-5 forcing some owners to take time off work to meet with the contractor. That unfortunately is not going to change. Solution: Find a friend or a neighbor that you trust and ask them if they will handle the service call on your behalf, and then treat that person like gold.



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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. 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. Residents or guests under the age of 12 must leave the swimming pool for a 15 minute rest at the top of the hour. Pool privileges could be suspended if this rule is not followed. Signs have been posted. Parents, your assistance is greatly appreciated. The pool clock will help serve as a reminder.
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.**
6. If you do not have a key card, please contact Kathi Horvath at Case Bowen 614.799.9800 or email her at khovath@casebowen.com. If you lose your card, a replacement is \$25.00.

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

IMPORTANT DATES

- 6/10 - Bingo - 7 PM Clubhouse
6/14 -- Flag Day
6/15 - Luau and Frozen Drink Night 7 PM - Clubhouse
6/17 - Father's Day
6/21 - Summer Begins
6/27 - Board Meeting 7:00 PM, Clubhouse
7/4 - Independence Day
7/25 - Board Meeting 7:00 PM Clubhouse

Refuse Collection - Every Friday 6/1-6/29, then switches to Monday on July 9

Recycling & Yard Waste - Every other Friday - 6/8, 6/22/, then Saturday 7/7.

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, William Carpenter, Hildegard Jones, Darlene Slater, and Gerry Underwood

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PICKAWILLANY BOARD OF DIRECTORS

Hildegard Jones, President - president@littleturtle.org
Deborah Hochbein, Vice President - vicepresident@littleturtle.org
Cheryl Hill, Treasurer - treasurer@littleturtle.org
Chet Durham, Director - chet.it.pick@gmail.com
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Tina Frazier, Director - tina.s.frazier@gmail.com

MAINTENANCE PERSONNEL

Ronier Fernandez, Supervisor
Mikael Allen
David Neih
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 CALIBER OR KATHI HORVATH

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Doug Turlo, Broker/Owner/REALTOR

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