

# Turtle Talk

October 2016

A Newsletter for Pickawillany Condominium Residents  
www.littleturtle.org



## SUMMARY NOTES SEPTEMBER BOARD MEETING

The Board met September 28<sup>th</sup> for a long meeting - 3-1/2 hrs. Following is a brief summary of the meeting. The August minutes have been posted to our website (www.littleturtle.org). Please review them.

- Delinquencies are \$35,415.48. As of 7/31 they were \$64,731.32 which reflects a decrease of \$29,315.74 mostly due to a write off.
- Spectrum has completed the 4G upgrade and owners should see the 15 cent per month increase on their next bill.
- Rentals in our community are below the 15% cap, presently 18 condos are rentals. (Two of the rentals are family related and therefore do not count when FHA assesses.)
- The Maintenance Committee presented their report and recommendations on gutters, downspouts and drainage.
- The Communications Committee recommended the Board establish a line item for 2017 allocating \$1000 for *Turtle Talk* and the website as TT will not make a profit in 2016.
- The Welcoming Committee, chaired by Darlene Slater, requested funds for a small gift for each new owner. It was determined that the Welcoming Committee can have some funds from the clubhouse rental. They are planning a gathering of new owners and the Board in October.
- The Board will be meeting with Joseph's Tree Service on October 12<sup>th</sup> to consider the next approach in our tree program.
- After much deliberation with new board members reviewing/requesting new bids, the Board accepted a proposal from K&G on the foundation and structural repair work accepting the proposal from K&G for the shoring the walls and piers at a cost of \$26,875 with tax. The exterior will be patched by our maintenance staff for the winter weather. The foundation work will begin in the Spring.
- The Board accepted Higher Power's proposal to repair the street lights on Grasshopper at a cost of \$3,265.
- The Board accepted APR concrete proposals for six areas at a total cost of \$15,850 and another proposal for a pop-up drain, trenching and running drain on rear of garage plus repairing of the garage floor for one condo at a cost of \$3650.
- The Board decided to have our maintenance team propose drainage tiling behind Whistlewood.
- Miller Ramney Plumbing has scoped the areas behind Wintersong and Smoketalk for the drainage problems and provided several discs for review. Hildegard and Jerry will meet with them to discuss it in more detail.
- The Board voted via email in early September to continue with Central Mutual Insurance through Overmyer Hall Associates at \$63,870 for the year 9/9/16-9/9/17.

## OUR DYNAMIC TRIO

**James Lynch** joined our maintenance team September 7, 2016 working with **Ronier Fernandez**, Supervisor. **Fred Hoelzel** will continue as a fill-in when Ronier or James is out.

James brings us four years of experience in light construction and remodels. He is married with a 2-1/2 year old daughter and expecting a second child in May. He is a native to Columbus and attended the Whetstone High School. And, yes, he is a strong Buckeye fan!

Welcome aboard ,James!!

Daryl Holland decided to change his life after 17 years on our maintenance team. and has gone to work with his cousin as a subcontractor for the Container Store building closets We wish him great success in his new endeavor.



James

Ronier

Fred

## 2017 BUDGET MEETING

The October 26<sup>th</sup> Board meeting is the budget meeting, and the Board solicits your opinions on areas of the budget that you believe should be increased or decreased while maintaining our present association fees. You may send the information via email to the Board or place in the Suggestion Box outside the maintenance door at the clubhouse.

## FIRE ALARM WIRING

When you or a contractor are doing work in your condo, please be very careful NOT TO CUT WIRING. The wire you cut may be to the fire alarm system which is very critical. If an accident does happen and the fire alarm wiring is cut, the condo owner will be responsible for all costs for Garber Connect to repair the damages.

## CHAIRMAN OF THE MAINTENANCE COMMITTEE INTRO

Hello,

I am William Carpenter, (5066 Grasshopper Lane) Chairman of our Maintenance Committee. This is a good time to introduce myself and share a little of who I am, what might qualify me to help our community in this way, and why I chose to make this sort of contribution. September 10<sup>th</sup> of this year was my 6<sup>th</sup> anniversary as a Pickawillany resident. October 14<sup>th</sup> will be my 66<sup>th</sup> birthday. Amazing how time flies, especially now. March 10<sup>th</sup> of this year my very first grandchild was born, a beautiful girl named Britain Leeann. On June 15<sup>th</sup> I acquired my license as a real estate agent.

The Short North in Columbus is where I started. Back then it was called Flytown. It was a poor to middle class immigrant community. I

have been involved with the union building trades since I was 16. From high school I chose to enter the apprenticeship for union electricians and have done that work ever since, traveling to jobs around the country and the world. I have also bought, rehabbed, rented, and sold a couple dozen properties. Doing ninety percent of the work myself I learned about all the systems in a home as well as commercial and industrial projects. I acquired my real estate license to stay connected with real estate and because the sales and education aspect is a lot easier on the body in this season of life.

Pickawillany is a very beautiful and well respected community. It is strategically placed in the North East corner of Columbus, and at the East end of Westerville next to New Albany. I expect, as we have seen a taste of this year, property values are stable and will rise. With our homes being the largest investment for many of us, it is very important they be maintained outside as well as inside. Many of us never acquired the experience to maintain the systems of a home, and we rely on contractors and our maintenance people to help us with that work. It is an education process and I know I have learned expensive lessons relying on what I thought were 'experts' working in my best interests.

It is my goal to lend my expertise, invite input from each of you, and while I am here, to continue to build a much better, cohesive, cost effective, transparent, system of maintaining our community both outside as well as inside our home.

Feel free to contact me with any exterior maintenance concerns-. (614) 216-0636, email wecglobal@gmail.com. It is fun for me to get to know new folks, share ideas, brainstorm, problem solve, and assist in the decision making process in maintaining and increasing the value of our properties. Prevention and looking ahead is an advantage to ward off major expenses because of neglect or hoping the problems will go away.

That is more than I planned on sharing.  
All the best,

William

**ADVERTISEMENT**

**VAUGHN ABBOTT**  
**REMODELING CONTRACTOR**  
 5006 Wintersong Ln.  
 614-419-6153  
[vaughnabbott@gmail.com](mailto:vaughnabbott@gmail.com)

*KITCHENS, BATHROOMS, BASEMENTS, FINE  
 CARPENTRY  
 SEE MY WORK*

[www.vaughnabbottdesigner.wix.com/builder](http://www.vaughnabbottdesigner.wix.com/builder)

**OCTOBER SCHEDULE FOR FIRE ALARM INSPECTION AND UPGRADE**

The fire alarm inspection this year will include the upgrade to 4G as required by FCC. Garber Connect has scheduled the second set for October 17-October 20.

The main panels located in one unit of each building must be accessible along with attached garages. If you cannot be present for your scheduled day, please provide a front door key (and garage door opener if required) to a neighbor or your building captain and advise Kathi Horvath at Case Bowen who has your key. Each unit must be accessible for the inspection and upgrade. A listing of building captain is on our website ([www.littleturtle.org](http://www.littleturtle.org)) under the tab Community/Community Leaders/Building Captains.

Please refer to the listing Case Bowen sent each owner for a complete listing of when each building will be done.

For the residents convenience, we are repeating the October schedule.

Monday 10/17/16	- A.M. Bldg. 15C	5002-5008 Wintersong
	A.M. Bldg. 19D	4915-4925 Whistlewood
	P.M. Bldg. 7E	5026-5040 Smoketalk
	P.M. Bldg. 6D	4998-5008 Smoketalk
Tuesday 10/18/16	- A.M. Bldg. 17L	5060-5078 Grasshopper
	P.M. Bldg. 2B	4964-4978 Smoketalk
	P.M. Bldg. 3C	4961-4967 Smoketalk
	P.M. Bldg. 27Q	4956-4960 Smoketalk
Wed. 10/19/16	- A.M. Bldg. 5D	4995-5009 Smoketalk
	A.M. Bldg. 8C	5023-5029 Smoketalk
	P.M. Bldg. 11H	4930-4944 Wintersong
Thursday 10/20/16	- A.M. Bldg. 14D	4982-4996 Wintersong
	A.M. Bldg. 1A	4947-4955 Smoketalk
	P.M. Bldg. 16K	5024-5038 Wintersong

**ADVERTISEMENT**



**Darlene Slater**  
 Account Manager  
 Masters Insurance Group

178 West Schrock Road  
 Suite A  
 Westerville, OH 43081

Tel 614-471-2628  
 Fax 614-467-2031  
[slated2@nationwide.com](mailto:slated2@nationwide.com)  
[MastersInsurance247.com](http://MastersInsurance247.com)

**CHECK OUT OUR WEBSITE - TONS OF INFORMATION YOU NEED AND WANT!**  
[www.littleturtle.org](http://www.littleturtle.org)

**RENEWAL OF INSURANCE CERTIFICATES**

If you have received a letter from your lender/mortgage company requesting updated information on the Pickawillany Master Insurance policy, please contact Nicole Murray, at Overmyer Hall Associates at 614.453.4402. Her fax number is 614.453.9360. They will usually ask for your loan number which is why you need to contact them directly.

The Pickawillany Master Insurance was renewed September. with Central Mutual Insurance through the agent Dan Overmyer at Overmyer Hall Associates. The new policy will expire on 9/9/2017.

*I just saved a ton of money on Christmas presents by discussing politics on Facebook.*

**SECURITY LIGHTING REIMBURSEMENT**

In some instances common area lighting may be connected to your unit's electrical system. The Association keeps detailed records of these "hook ups" and reimburses the unit owners involved once a year for the kilowatt usage of this lighting.

Electrical reimbursements will be applied as credits for the eligible residents in October 2016 as they were last year. Owners may email Shannon in Accounts Receivable at Case Bowen AFTER October 15, 2016 at [ssantagata@casebowen.com](mailto:ssantagata@casebowen.com) or call her at 614.799.9800 Ext 39 to see if they are receiving a credit and the amount.

Owners may deduct the amount of the lighting reimbursement from their November association fees. If it is not deducted from the payment, it will remain as a credit in your account until there is a balance to apply it towards.

ADVERTISEMENT

**CARLETON REALTY**  
**WILLIAM E. CARPENTER**  
 REALTOR®  
 REAL ESTATE COACH  
 (614) 216-0636

Fax (614) 891-5034  
 Email wecglobal@gmail.com  
 Web www.CarletonRealty.com  
 Office 580 W. Schrock Road  
 Westerville, OH 43081

**OOPS!**

The date for the October Board meeting was incorrectly shown in the August edition of TT. Mea Culpa.

**COMMUNITY MEETING – AUGUST 14, 2016**

Topic: Roads and Funding Them

Six residents attended. The meeting was led by Cheryl Hill, President of PCUOA. The purpose of the meeting was a preliminary general discussion of a future repair and paving project of the association's private roads--Grasshopper, Strawpocket, Smoketalk, Chuckleberry, Wintersong and Whistlewood Lanes. What will the project cost? How will it be financed? Should it be carried out in one season or over two or three years? When should it begin? Who will prepare project bid specifications? What are the possible roles of a civil engineer, a project manager, and the property management company in the project? Could some residents contribute to planning and/or contractor negotiations? Those were questions presented for consideration. Various opinions and suggestions were discussed, the consensus being that information gathering would be necessary before the questions could be addressed. Before the meeting ended, there was short discussion of recent vandalism in the area.

**Historical Note:** A major road and drainage program was done over the three year period between 1986 and 1988 at a cost of \$375,000; it was necessitated by ongoing significant damage to building and garage foundations by poor drainage. The community was only 12 years old when that program began.

*Kathy Murray*

**FALL MAINTENANCE**

That pesky fall maintenance time has come again. It is so easy to overlook an area or completely forget it. Listed below are some suggestions/recommendations to help you maintain your property.

- Have wood burning fireplaces and chimney inspected for winter. Do not burn pressed logs as they burn too hot for our fireplaces.
- Remove all garden hoses from your outdoor spigots. Store drained garden hoses inside your garage or basement.
- Winterize outdoor spigots by turning off the indoor shutoff valve, opening the nipple cap on this valve and allowing the water to drain. It is important to leave the outside spigot open while draining the supply pipe to break a vacuum air-lock that may prevent the pipe from draining properly.
- Clean out bathroom exhaust vents. Lint can build up in the exhaust return and become a fire hazard. Vacuum built-up dust on the blades and motor housing of ceiling fans.
- Replace your furnace filter. This should be done every three months or more frequently. Replace your humidity filter. Have your furnace inspected.
- Tidy the deck, balcony and sidewalk. Sweep off leaves, sticks and debris. Replace any loose screws or nails on your deck.

- Caulk doors and windows. Plug any cracks to eliminate drafts. Check for old caulk that's pulling away; clean and replace where necessary.
- Replace damaged door seals and check the threshold for gaps. Install weather stripping around doors and windows.
- Check the batteries of your own smoke detectors and carbon monoxide units. Replace batteries if necessary.

**STORM DRAINS**

William Carpenter, Maintenance Chairperson, requests that residents keep an eye on storm drains around your unit to be sure the drains are free of debris which could block the water flow. Clearing the debris will keep water flowing into the actual drain and not into our foundations. We only have two full time maintenance personnel to cover 193 units so it is always helpful to pitch in and help where possible.

**VANDALISM**

This summer all of Columbus experienced an upsurge in vandalism and other crimes. Our area - Pickawillany and Chippewill - were not hit hard while the surrounding areas had quite a bit of trouble. See the crime reports at [www.communitycrimemap.com](http://www.communitycrimemap.com). It is easy to select the areas and crimes you wish to see.

**IF YOU SEE ANYONE VANDALIZING COMMON PROPERTY, PLEASE CALL THE POLICE AT 614.645.45 IMMEDIATELY AND PROVIDE THEM WITH AS MUCH INFORMATION AS POSSIBLE.**

*Don't believe everything you think.*

**AUGUST POOL PARTY**

The community thanks the Social Committee - **Danielle and Jason Cavener, Gracie Harper, and Darlene Slater, especially Debra Moraga and Kendra Cline** - for the work involved in planning a very enjoyable gathering on August 28. About 25-30 people enjoyed good food, sun, rain, and heat and getting to know one another.

ADVERTISEMENT

**The Ochs Real Estate Company Inc.**  
 5222 Sharps Ct. • Westerville, OH 43081  
 Direct: (614) 898-0774 / Fax: (614) 635-2686  
 Email: [debbie@debbiebowman.com](mailto:debbie@debbiebowman.com)  
 Hundreds of Satisfied Clients!

**Deborah Bowman**  
 REALTOR®  
 ASP, CDPE

**ELECTION DAY**

November 8, 2016 is General Election Day. While everyone (including the candidates) will be thrilled when it is over, please do not become complacent about your right to vote. For many, it took a long fight to "earn" this right.

What's on the ballot? It may amaze you to find that there are candidates for other offices other than President of the US, such as US Senate, US House, State Senate, State House, State judges, local Judges, State ballot measures, Franklin County Sheriff, etc.

*"If you do not take an interest in the affairs of your government, then you are doomed to live under the rule of fools."*

- Plato

### **ALERT FRANKLIN COUNTY**

ALERT Franklin County is a state-of-the-art mass notification and warning system designed to warn residents about emergencies and other important community news in jurisdictions throughout Franklin County.

It can contact thousands of residents via text message, email, home phone, cell phone, or work phone. Text message is the fastest way to receive notifications. ALERT Franklin County is customizable and allows residents to choose what kind of community notifications they want to receive, how they want to receive them and the location to receive. [http: http://alertfranklincounty.com](http://alertfranklincounty.com)

*You can never solve a problem on the level on which it was created.*

-Albert Einstein

### **ADVERTISEMENT**

## **5 Sold, 1 in contract in Little Turtle so far in 2016!**

**I have a buyer in contract for a condo that was never even listed! If you are planning to sell, give me a call to see if any of my buyers might want YOUR home.**

**Doug Turlo**

**614-419-2077**



**Broker/Owner**

**Home Central Realty**



### **BOARD MEETINGS**

The October 26<sup>th</sup> Board meeting is the budget meeting and will be held at Case Bowen's offices on October 26<sup>th</sup>. This is a closed meeting to allow the Board to focus completely on financial matters.

The November Board meeting will be held on November 21 to accommodate the holiday.

*If you want something done, micro-manage yourself.*

### **ATTIC INSULATION**

Believe it or not, the Department of Energy estimates that 80 million homes in the US are under insulated and wasting energy. Heating homes is also still the number one use of energy in the US. After a snowfall is a good time to check your attic insulation. If you have good attic insulation, there should be a layer of snow on your roof - depending on the wind. A well insulated home will be much

easier and a lot less costly to heat and cool as it keeps the air from escaping through your roof.

The recommended R factor for Columbus OH is 38. The insulation will not only cut your heating and cooling bill but will reduce the chances of ice dams. Be certain the insulation you purchase is fireproof and moisture resistant.

There are many companies in the Columbus area handling attic insulation - rolled batts, blown fiberglass, foam spray and cellulose. Most of the companies will do free inspections on the amount of insulation presently in your attic. If the company you call will not provide a free inspection, you may want to call another company.

### **IMPORTANT DATES**

- 10/10 - Columbus Day
- 10/26 - **Board Budget Meeting (Closed) 6:30 P.M.**
- 10/31 - Halloween
- 11/6 - Daylight Savings Time Ends
- 11/8 - Election Day
- 11/11 - Veterans Day
- 11/21 - **Board Meeting, 7:00 P.M., Club House**
- 11/24 - Thanksgiving Day

Refuse Collection - Every Thursday until 10/10 (Columbus Day) when it moves to Friday 10/14. Every Friday until 11/24 (Thanksgiving) when it moves to Monday.

Recycling & Yard Waste - Saturday 10/15, then every other Friday morning - 10/28,11/11. Changes to Saturday due to holiday on 11/26 and then returns to Friday on 12/9.

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

If you would like to receive *Turtle Talk* by email, please provide B.J. Underwood (bjund02@gmail.com ) with your name, address and email address.

### **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)
- Hildegard Jones, Secretary - [secretary@littleturtle.org](mailto:secretary@littleturtle.org)
- Lois Kamnitzer, Treasurer - [treasurer@littleturtle.org](mailto:treasurer@littleturtle.org)
- Linda Garlinger, Director - [linda@littleturtle.org](mailto:linda@littleturtle.org)
- Jerry Mapes, Director - [jerry@littleturtle.org](mailto:jerry@littleturtle.org)
- 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: [www.communitycrimemap.com](http://www.communitycrimemap.com)
- 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: [khorvath@casebowen.com](mailto:khorvath@casebowen.com)

Emergency after hours: 614.265-1746

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