

Turtle Talk

December 2018

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



NOVEMBER BOARD MEETING

Following is a summary of the November meetings. The October minutes and financials are posted on the website .

The budget meeting was held in October with the board passing the 2019 budget reflecting an increase of about \$30 per month per owner to fund the capital reserve and to absorb the cost of inflation for operating costs.

The 2018 contract with Garber Connect was renewed for the fire alarm monitoring and inspection contract for 11/1/18-10/31/19. The contracted price remains at \$25,250.

The Board applied for and was approved for a line of credit of \$500,000 from Popular Association Banking that can be used only for the asphalt project if needed.

Concrete work has been completed and checked. A motion was passed to spend up to \$18,000 to purchase cedar for the repairs needed in the community.

The annual fire alarm inspection is completed with the exception of two units. The Association is still awaiting VA approval. Foundation work was completed at 5099 Chuckleberry by K&G.

Mid-Ohio Landscaping bid for the retaining wall on Wintersong was accepted using Versa-Lock, not railroad ties.

Additional bids for the repair of the main shut off for Chuckleberry are being solicited as the one vendor's proposal was high. Kathi Horvath will be pricing the installation of curb shut offs on Wintersong for the asphalt project in 2019.

2018 ACCOMPLISHMENTS

Following are some of the major maintenance projects accomplished at Pickawillany during 2018. The dollar amounts shown is as of October 31, 2018.

1. Concrete work - New vendor, Cast Concrete, who are doing a great job and are reasonably priced. Total for the year is approximately \$9,000.
2. Foundations - Two for a total cost of \$11,915; weep systems - two for a total cost of \$7416
3. Electric Service Centers (Meters) - Five panels were budgeted with three being done for the year at a cost of \$9,975 for buildings 3E, 4W on Smoketalk , and 14W on Wintersong.
4. Gas lines - No gas line repairs at Association expense.
5. Clean and Stain - Two buildings were done - Wintersong and Grasshopper. Note: Only the final building on Grasshopper will be done in 2019.
6. Water/Sewer Lines - Two water lines repaired at a cost of \$12,950 - \$15,950.

7. Tree starts were purchased from Franklin County Tree and Plant Sale - Joseph Tree Service charged only \$150, and we got more than the 30 originally planned - about 78 were planted. Ten trees were removed for a total cost of \$3320.

8. Changing Gutters to 6" and Corrugated Pipes to smooth surface - a large number done for about \$2,700.

9. All Pest Control - Approximately \$7,700.

10 Asphalt Replacement Program - Strawpocket and Smoketalk completed at a cost of \$247,665.

11. The Board approved a reserve study for 2018 at a cost of \$4527. The reserve study reflects how well the board is managing the Association funds and maintaining our property.

12. Caliber Portal became available to all residents on January 1, 2018. A Caliber link is located on web front page.

13. Roofing loan was repaid at the end of March, 2018.

SNOW AND ICE

The Association is responsible for snow removal from the parking areas and lanes when there is 2" or more of snowfall. Our maintenance team also addresses particular problem areas, such a steep slopes.

It is the resident's responsibility to clear their own sidewalk as health and safety permit. If you are unable to clear your sidewalk due to a health issue or handicap, contact Kathi Horvath at Case Bowen to make arrangements for our maintenance team to clear your sidewalk.

When plowing is needed due to snow, cars should be removed from parking spaces so areas can be plowed. If you can't use your garage, there is parking on Blue Jacket. If cars are not removed until after the plowing, your area will not be plowed until the next rotation for plowing.

When you use the salt buckets, make sure the lid is put back on securely and replace the brick that holds the lid secure so the salt is not ruined when it snows. If everyone takes a minute to notice if the lid is off or on a bucket and put it back on if needed, this will ensure that we have adequate salt for the season.

BIG THANKS

There are many people - volunteers and paid employees - who are responsible for the smooth running of our condo association and truly deserve our thanks. **The Board** works hard all year to make certain our association is running smoothly, maintenance is done timely, costs are held down and rules are obeyed. They are all unpaid volunteers who clock a lot of hours communicating frequently, walking the property every other week, and meeting once a month or more frequently as required.

Kathi Horvath, our Account Manager, has a big job. Kathi handles all the calls and emails from 193 residents regarding maintenance, financial matters, etc. , obtains bids from contractors, makes certain everything runs smoothly and everything else she does!

Our maintenance staff - **Ronier Fernandez**, Supervisor, **Mikael Allen**, **David Neih** and **Fred Hoelzel** (part-time) - work hard to maintain our property, completing work orders promptly, work

he management company of any maintenance issues not reported directly.

There are so many volunteers that make our community a better place - all of whom deserve a standing ovation! If I have forgotten anyone, it was not intentional.

PRESIDENT'S COLUMN

I am sure most owners are now aware that the Board decided to increase fees for the 2019 budget year. This was not an easy decision to make, and there were many discussions over the best course of action moving forward. Some suggestions were to stall projects for a year or eliminate some projects all together. There are only two things certain in life - death and taxes- and, in our community, condo fees. What I have learned since I have been on the Board is as long as roads are going to be repaired, snow is going to be plowed, grass is going to be cut, then unit owners are going to have to pay for their share of the cost for maintaining the property where they live.

Our budget for wood replacement was flat for 2018 because Ronier was able to use the current stock of siding that he had stored; so we saved money during most of 2017 and all 2018. However, his stock is running very low and needs to be replenished. According to Market Watch, "Lumber futures trade at their highest levels on record: Lumber prices have rallied more than 30% this year to reach their highest level on record, as U.S. Custom duties on imports of the commodity from Canada have contributed to tighter supplies and soaring home-construction costs." What does this mean for us? The short answer is the cost to maintain and repair our buildings along with continuing the stain and seal will become more expensive in 2019. Ronier just informed me the lumber prices here have increased 25%.

Some areas of concern for the Board are: poor drainage that deteriorates our foundations, walkways and asphalt, concrete that has turned to dust in many areas, our aging water and sewer lines, new garage doors that have increased in price from \$490 to \$570, trees, those that need to be maintained and those that need to be removed due to disease or that are encroaching our foundations walkways and parking. And we are working on the road project which we want to do without an assessment.

Maintenance fees are part of condo life, and they actually make a lot of sense. Just like an individual homeowner has to pay for expenses beyond a mortgage (both day-to-day ones like lawn care, and long-term examples like driveway repair),

condo owners have to pay for their share of these projects in a condo community. If you think about life, food prices go up in the grocery store, utility prices go up, and gas prices go up—the expenses the Association faces are going up as well. As a wise man once said; "Doing the job you expect of us is not an easy one. Doing it well is a challenge that we accept. Doing it the best we can is the Board's responsibility to every owner."

I hope the holiday season brings many good things to your household.

Hildegard Jones, President

"Our lack of progress is generally due to either not knowing what we want or only wanting to do what we know."



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MAJOR SHOUT OUTS

The holiday brunch was attended by 65 residents, and the food was superb! The Golf Club at Little Turtle's new ballroom is beautiful with sunshine shining on all who attended.

Five contractors from our community sponsored this brunch - Able Roofing, American Family Insurance, Garber Connect, Joseph Tree Service and Mid Ohio Landscape. Residents attending signed a thank you note to these great service providers. Major shout out to **Kathi Horvath** for contacting each of these contractors and soliciting their donations for this event.

Food and toiletry items for the WARM collection were gathered and delivered this week by Don and Darlene - 236.4 pounds. That's a 89% increase over last year (with only a 55% increase in attendees)!

The committee raffled off 12 cheesy gifts but the guests seemed to love them regardless. The last two items were gift certificates to Chi Thai restaurant, one of the sponsors of the 2018 Pickawillany bingo.

The committee would like to establish the interest level in having board games over the winter. Lynda Nelson, the co-chair of the 2019 social committee, is leading that investigation. Any residents who are interested, please contact Lynda at: ldn5060@gmail.com.

A major shout out to the social committee headed by **Darlene Slater - Debi and Vaughn Abbott, Laurie Gang, Lynda Nelson, Don Schlaechter, Chad Wehitaker and Carrie Young.** Thank you!

A REQUEST FROM THE BOARD

"We have been noticing an up tick of random tree vandalism in our area. We have had two trees cut in a very non-professional manner. Bushes and small trees and have been reported removed. We, the Board, are asking for owners to keep an eye out and if you notice any tree company or vehicle that is not Joseph Tree Service of Mid-Ohio cutting or removing our trees or bushes, please notify Kathi Horvath at Case Bowen."

PAYMENT COUPONS FOR 2019

As noted in the mailing regarding the 2019 increase in association fees and the 2019 budget, most residents are paying their fees by ACH or pay directly through their on line -banking. Therefore, coupon books were not printed for every owner. Owners who would like to receive a coupon book, please contact Case Bowen at 614.799.9800 and request one to be mailed.

If anyone is setting up on-line banking or ACH to pay their association fees for 2019, the payment address is: Pickawillany Condominium Association, The Case Bowen Company, PO Box 645556, Cincinnati OH 45624-5556.

AND A NINJA TURTLE LEAVE US

Our maintenance sometimes face issues no one wants to encounter. In October, Ronier had to remove a "ninja turtle" sliced by the blade in the pond pump. Ugh! Ronier said, it "wasn't as disgusting as I thought it would be to remove it from the blade." Glad he stepped up for the job.

William E. Carpenter, Realtor
 614-216-0636
 wecglobal@icloud.com

QUESTION AND ANSWER

Q. What are the rules governing the installation of a satellite dish?
A. A Notice to Install a Satellite Dish form must be submitted to the Property Manager before installation of the dish. Satellite dishes can be installed on limited common elements only - balconies, enclosed patios, patio or decks, side of chimney, or the inside face of wing wall. Satellite dishes are NOT allowed on roofs except for the gable end of the roof and the side of the chimney. Satellite dishes or antennae are NOT allowed on any other common element, inclusive of top of fences and balconies in limited common element.

Please review the Satellite Dish Installation on Page 27 of the Resident's Manual and submit the Notice to Install a Satellite Dish to Kathi Horvath at Case Bowen who will refer it to the ARC.

Many satellite dish companies will immediately install a dish on the roof stating that this is the only location for the best reception. Be aware that the roof is common elements and is not an acceptable location for the dish as it could damage the roof. Advise your company of choice of the approved locations noted in the Residents Manual. Most satellite companies will work with you to find a location that is acceptable while still getting the best reception. It always saves time and money to do it right the first time.

Should you have any questions on this matter, please contact the ARC Committee. They have dealt with the placement of many of the dishes and will be glad to help you.

Accidentally went grocery shopping on an empty stomach. I am now the proud owner of aisle 6.

FENCING AROUND GAS METERS

When you contact the gas company for a meter repair or replacement, please call Case Bowen *first* and ask for the fence to be removed before calling the service call. Unfortunately, the gas company does not inform residents ahead of time that they will not work on meters in an enclosed area. Therefore, you need to allow our maintenance personnel adequate time to schedule this work with the many other duties they perform. Owners should also contact Case Bowen when the gas company has finished repairs to request a work order for maintenance to replace the fence.

I don't think I get enough credit for the fact that I do all this medicated.

HOLIDAY DECORATIONS

Our condo association looks very warm and inviting decked out for the holidays. The maintenance team did an excellent job decorating the property and the clubhouse. We appreciate their work! Thanks to everyone who took the time and energy to decorate the outside your condos to compliment the property decorations.

Reminder - All decorations must be removed by January 15.

I DO more so you GET more!

My "3 Steps for Top Dollar" home sale system has been proven to sell Westerville area properties 25% faster and for MORE money in 2017! Yet most Westerville agents do not do this for their listings.

It's easy to sell fast in this market but getting top dollar requires a strategy! Always compare my strategies and services before choosing an agent.

Doug Turlo, Broker/Owner/REALTOR

Home Central Realty

614-419-2077



Home of the

3 Steps
For
TOP DOLLAR
Home Sale System

THE PICKAWILLANY CONDO WEBSITE

The website was developed to keep all residents informed of not only our rules and regulations, but what's happening in the community.

Bulletins keeps you abreast of any happenings or changes in our community. "Community" keeps you up-to-date on the leaders in our community - Board of Directors, Committees, Activities and Events. Our "photo gallery" is always changing as Gerry captures different seasons of our community. The "Pool and Clubhouse" provides up-to-date pool dates and rules in addition to the clubhouse. "Rules, Regs and Reports"

allows you to read the Declarations and By-laws, Resident's Manual, information on Fire Alarms, Forms and Applications, Maintenance Safety Tips, Board Minutes and Financials, information and maps for Parking, and rules and information on pets.

Get busy exploring.

Age is merely the number of years the world has been enjoying you.

DELIVERIES

Owners expecting a large item delivery (such as refrigerators) too wide to fit through the standard entry way and must be brought through the sliding glass door are requested to schedule a work order to remove a section of the fence and replace at *least 7-10 working days in advance*. The maintenance department is not "on call" whenever a delivery is made. Thank you for being courteous and placing a work order request in advance with Case Bowen.

HOMESTEAD EXEMPTION

Want to reduce your property tax? The homestead exemption is a reduced property tax for all Ohio residents 65 or older, totally and permanently disabled with a total combined income (for both applicant and applicant's spouse) of less than \$32,200, and disabled veterans. To obtain more information and an exemption application, call 614.525.3240 or go to <https://www.franklincountyauditor.com/real-estate-homestead>.

IMPORTANT DATES

12/21 - Winter begins
12/25 - Christmas
12/31 - New Year's Eve
1/1 - New Year's Day
1/21 - Martin Luther King's Day
1/23 - Board Meeting, 7 PM, Clubhouse
2/2 - Groundhog Day

Refuse Collection - Every Thursday 12/6, 12/13, 12/28, then moves to Friday for 12/28, and Monday for 1/7 and 1/14.
Recycling and Yard Waste - Every other Friday for 12/7 and 12/21, then Saturday for 1/5, and returns to Friday on 1/28.
Please have recycling container and yard waste (in yard waste bags) out by 6:00 A.M. in front of your unit.

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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.lt.pick@gmail.com
Patricia Hughes, Director - pwhughes@att.net
Keith Shiban, Director - kshiban@hotmail.com
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
Bulk Pick Up	614.645.3111
Caliber Portal	https://caliber.cloud/CaliberWeb2_CaseBowenCo
Case Bowen - Kathi Horvath	614.799.98
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

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!

HAPPY HOLIDAYS