

Turtle Talk

April 2020

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



HIGHLIGHTS OF MARCH 17th LETTER FROM CASE BOWEN AND BOARD OF DIRECTORS

- According to the CDC, this virus is highly contagious and can cause critical health concerns for those with underlying medical conditions or advanced age also known as high risk individuals. As of today, CDC guidelines recommend social distancing in the form of limiting gatherings of people to groups of 10 or less. This also includes precautionary measures such as self-quarantining.
- In the spirit of complying with CDC recommendations the Board of Directors has determined that in the interest of serving our community we will be resorting to alternative methods for our regularly scheduled association meetings. Effective Wednesday, 3/25/2020 all HOA Board meetings will be held via video web conference. These meetings continue to be open to the entire community. You can join the Board by logging into our meeting via either your personal computer, smart phone or audio phone. Instructions for joining our meeting are shown below.
- To further comply with the CDC recommendation of limiting groups to 10 or less, the board has determined that it is prudent to delay the opening of the pool until this situation passes. Similarly, the clubhouse at the pool will be closed to all previously scheduled functions inclusive of social committee and community action meetings.
- In order to comply with CDC recommendations for social distancing, inside finish work will not be completed until this situation resolves. When available the board will provide notice of these delays to impacted unit owners. Please remember that as the maintenance team is working around an owner's unit, "social distancing" needs to be observed for the maintenance staff as well as the unit owner's safety.
- Emergency maintenance requests, such as water intrusion, will continue to be met with the same standard of care that we have always provided. Please continue to report these situations to the Case Bowen emergency line at 614-799-9800 option 4.
- If you are a member of our community who is experiencing financial hardship due to this pandemic, the board would like to reiterate our commitment to working with each unit owner in order to provide relief where applicable. Please contact Case Bowen or Kathi Horvath immediately if you find yourself unable to meet your financial commitments. The board is ready and willing to provide payment plans to those in need.
- Finally, we know that many in this community suffer from underlying medical conditions or are of advanced age.

These high-risk individuals may need assistance in completing simple daily tasks such as basic grocery shopping or picking up a prescription. In consideration of this, the board is willing to facilitate linking community volunteers to those who are in need.

- If you need assistance or are interested in volunteering to help a neighbor, please reach out to the board at pickawillanyboard@littleturtle.org or by calling Case Bowen. The board cannot guarantee that we will be able to match everyone in need with a volunteer. Also, the board would like to remind everyone that volunteers do this at their own risk. The board will not accept any liability if a community member gets sick.
- **Join Zoom Meeting for the Board Meetings April 29, 7:00 PM** <https://zoom.us/j/384277592>

VOLUNTEERS TO HELP A NEIGHBOR IN NEED

If you need assistance or are interested in volunteering to help a neighbor, please reach out to the board at pickawillanyboard@littleturtle.org or by calling Case Bowen. The Board would like to remind everyone that volunteers do this at their own risk. The board will not accept any liability if a community member gets sick.

Katie Blue - 740-319-1619
kmbblue2013@gmail.com

Jesse Roberts - 614-370-6733
jroberts877@gmail.com

Deborah Bubar - 310-998-7082 -call or text
deborahbubar@yahoo.com

Becky Halteman (Hartge) -614-260-7841
blessingsbybecky@gmail.com

Randy Moore - 614-314-4782
brazilnuts.randy@gmail.com

Darlene Slater - 614-208-7624
darslater2@aol.com

Don Schlaechter - 614.899.7624

Stacy Murphy
stacyosu5@gmail.com

SWIMMING SEASON

The swimming season for 2020 will be delayed due to the COVID-19. An announcement will be made as soon as possible. Check "Bulletins" on our website for updates.

A new keypad will be installed prior to the pool opening. However, no new cards will be distributed until we get the all clear on social distancing from the State of Ohio. We are having Sandy's Pool get the pool ready for opening just in case the social distancing get lifted, and we do keep watch on the news daily. Sandy's will keep the pool "closed" sign posted and the doors will be locked.

PRESIDENT'S NOTES

As Board members and as unit owners we understand everyone's concern and confusion. At no time in our history have we had to deal with something as frightening as this, and we are all just trying to do the best that we can. While there is so much concern and fear there is also hope and promise. We have had many of our owners become guardian angels and volunteer to assist those owners who may be in need of getting supplies and/or medications. The Board extends its heartfelt gratitude and thanks for your assistance to your neighbors! I look out of my office window and watch as families take walks or bike ride and this scene fills me with hope and joy. Maybe we all needed a bit of slow down time to reflect on what is truly important.

The Board has been asked since we are delaying opening the pool will owners be compensated. The simple answer to this question is no, the pool closing is not an option - it is a directive. We will be getting the pool ready for opening as usual, but we must follow the DIRECTOR'S ORDER from the Ohio Department of Health: *"To All Public Pool/Spa Operators From: Environmental Health Dated: March 19, 2020 RE: Coronavirus (COVID-19) If you have not already done so, please take immediate action to close the following operations: Pool/Spa. This Order shall take effect immediately and remain in full force and effect until the State of Emergency declared by the Governor no longer exists, or the Director of the Ohio Department of Health rescinds or modifies this Order."* The Board is not taking this situation lightly and wants to make sure that everything that can be done will be done to help protect our owners.

Another question the Board has been asked is why fees can't be deferred for two to three months similar to what mortgage companies and apartments are doing. Mortgage companies and many apartment companies are multi-million dollar entities and as such have the ability to offer some form of deferred payment options. While the Association may function as a multi-million dollar company, we are a nonprofit corporation that is strictly funded by the fees collected from all of us. The Board has a legal duty to collect the assessments necessary to keep the community operating and maintain the common areas.

It is my hope that by providing a little Pickawillany back history there may be a better understanding of how under normal situations the Association operates. Our community consists of 27 residential buildings located on 21 acres, comprising in total 193 individual units. The maintenance, repair, and replacement responsibilities of the Association are

considerable, and the Association's ability to make these repairs is contingent upon unit owners paying monthly Association fees on time. Delinquent accounts constrain the Association of the funds necessary for the routine operation of the Association. The planned maintenance and repair routines cannot be undertaken on all 27 buildings at once. The cost of refurbishing the entire property at one time would be prohibitive which is why the Association does many of these tasks in a rotation schedule. The Association does try to make timely and reasonable repairs to the common property, but these are based on its finances and for this reason it is not unreasonable to expect that certain repairs will require financial planning and prioritization, through the Association's operating budget, before these repairs can be made.

The Board understands that some homeowners will suffer financial distress as a result of the pandemic and may be unable to make their assessment payments on time. The Board strongly urges our owners who may be having difficulty in paying their fees to please notify Kathi Horvath at Case Bowen and arrange for a meeting with the Board. The Board will hear your case and work with you to make some form of payment arrangement until such time you are back on your feet.

Please be safe and remember to keep social distancing, but get out and enjoy a walk through our beautiful community. We are all in this together!!

Hildegard Jones, PCUOA Board President

"Complaining about a problem without posing a solution is called whining."

Teddy Roosevelt

Darlene Slater
ACCOUNT MANAGER

614-471-2628 DIRECT
614-471-7676 OFFICE
614-467-2031 FAX
slated2@nationwide.com
800-421-3535 24 HOUR CLAIMS

178 W. Schrock Road, Suite A
Westerville, Ohio 43081

MASTERSINSURANCE247.COM

A REQUEST FROM OUR LANDSCAPERS

Our new landscaping company, Reichle Brothers, is working on our property now. They are going to be experiencing a learning curve as they adjust to our association.

If you do not want them to work in any area, , please put out a sign "DO NOT TOUCH" so they will not impede upon your own work. Leave the sign up for a while so they can get used it it.

ANNUAL MEETING

The PCUOA annual meeting is tentatively scheduled for May 27, 2020 at the Golf Club at Little Turtle. The meeting room has been reserved from 6:00 - 9:00 PM with the meeting starting at 7:00 PM sharp. There will be a cash bar and residents will be able to purchase finger snacks. All residents/owners are welcome and encouraged to attend.

Three owners will be elected to the Board of Directors for a two year term. It is time to give serious consideration to becoming a part of the Board.

Please note that this meeting may be delayed or canceled due to COVID-19. Please check the bulletin board on our website for updates.

*The more you weigh the harder you are to kidnap.
Stay safe. Eat Cake.*

SAVE THE TURTLE

The Little Turtle Civic Association, Inc. has been reactivated to support and organize the community's best interests and to plan future activities and events. The LTCA was incorporated, dba SAVE THE TURTLE, to represent the entire LT neighborhood, and we will be holding an open election for officers and board of trustees in the near future. The thrust of the current movement is to discuss the proposed Little Turtle Way roadway project to begin work this fall by the City of Columbus as well as other issues that impact our neighborhood. There are many components to the proposed roadway project that will impact ALL who live in Little Turtle and surrounding neighborhoods, who work in the area and/or who commute within the area. We wish to begin a dialog with you and our LT neighbors regarding this project and potential steps to modify the roadway plan.

Membership for the LTCA (\$25 per person) will be open to anyone who lives or works in Little Turtle or wishes to support our community effort – be it a resident in a single family home, a condo, or a tenant or anyone outside with an interest. Your membership voice will count and your financial support will matter! Perhaps you would have an interest in taking an active role with this endeavor? Just let us know! The LTCA association is no way connected to Pickawillany but the LTCA will be representing you as a resident/member moving forward.

You will be hearing from us very shortly regarding the roll out of our membership drive and an upcoming virtual meeting. Our website is under construction, but we expect to be fully functional within 7 to 10 days. We're thanking you in advance for your support! We've already had huge contributions of time and expertise from Pickawillany residents who contributed in such a meaningful way to this end!

*Your neighbors,
Darlene Slater and Don Schlaechter
darslater2@aol.com*

LITTLE TURTLE GARAGE SALE

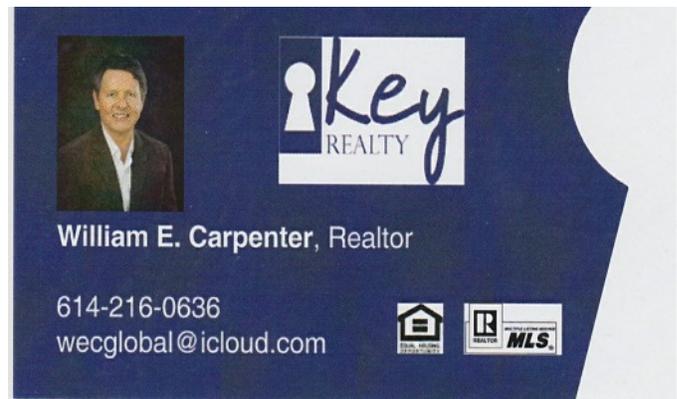
The Little Turtle Community Garage Sale is tentatively set for Saturday, June 6, 2020 from 9-4 PM. All residents within Little Turtle are encouraged to participate. Please check the bulletin board on our website for updates.

During the COVID-19 distancing is a perfect time to go through closets, storage area, garages, etc. in your condo to see what you need to sell at the garage sale.

A big shout out to the Little Turtle Civic Association for again covering advertising expenses.

NEW PROXY/ABSENTEE BALLOTS

After consulting with our attorney, the board has redesigned the proxy form used for voting for our board of directors. In the past, if you were unable to attend the annual meeting, you gave permission to another resident to vote on your behalf. Now you will be able to vote for yourself as the nominees will be shown on the form. This gives the owner much more control. Once complete, the form is to be sent to Case Bowen so it can be counted. The form will be sent to all owners prior to the meeting with a self-addressed stamped envelope for returning same.



Key REALTY

William E. Carpenter, Realtor

614-216-0636
wecglobal@icloud.com

Equal Housing Opportunity logo, Realtor logo, and MLS logo.

WHATEVER HAPPENED TO GRACIE HARPER?

Gracie Harper lived in Pickawillany since 1990 and recently sold her place, moving into an assisted living home. She is very happy in her new surroundings but misses all of her friends and neighbors. Gracie is petite but has a huge personality. She was the children's partner at the pool for years - affectionately known as the pool czar. We all miss seeing Gracie around the area especially at bingo on Sunday night.

COMMUNITY POINTS OF INTEREST

Two new links have been added to the community points of interest page on our website (littleturtle.org) that explore the upcoming social activity scenes in Westerville and Columbus. The links are:

https://issuu.com/cityscenemediagroup/docs/wvcb_2019_web and <https://www.cityscenecolumbus.com>

Browse around these two sites for some interesting happenings. Something to look forward to in our "afterlife."

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



NOTES FROM MARCH BOARD MEETING

The February minutes were approved. The February financials and minutes are posted to our website.

The March meeting was held via video web conferencing. Hildegard reviewed the rewritten Code of Ethics which the Board had reviewed during the month. The board voted to approve the proposal.

Kathi advised some of vendors may be working from home during the pandemic, but will still be servicing our community. K&G Contracting's proposal to excavate a portion of the rear wall at 4965 Smoketalk to verify existing footings and piles and drive in a test pile for \$2000 was approved.

Joseph Tree Service will be treating 48 crab trees in the vicinity of the pool. Deck Rescue will begin work on Building 23 on Smoketalk the end of June or early July. Marzetti Pools will be reviewing the concrete deck cracks and the retaining wall along with two other contractors. It was decided the pool opening would be delayed due to COVID19. Parking issues were discussed and tabled.

The drains behind Smoketalk were discussed. Apparently, the drain pipes installed previously are not large enough to handle the rain flow. The board is obtaining bids from several contractors for a permanent fix.

Two structural reports from K&G Contracting were presented for 5064 Grasshopper and 4951 Smoketalk.

*Anger is the punishment we give to ourselves,
for somebody else's mistake.*

REMINDERS

- Dogs must be on leashes. Pet waste must be picked up immediately.
- Resident's spring clean up should include patios and mulching beds/gardens.
- Owners should have annual maintenance on the A/C units
- Check for leaking faucets and leaking toilet to reduce your water/sewer expense.

If you answer the phone with "Hello, you are on the air!" most telemarketers will quickly hang up.

STAY-AT-HOME POINTERS FROM DEBORAH HOCHBEIN

The health consequences of cutting ourselves off from nature could be catastrophic. Walking helps ease the stress and is good for all of us.

Hand washing dishes as I use them. Result: clean dishes AND yet another washing of hands (which should be happening many times a day anyway).

A community in Cleveland is meeting outdoors - keeping the social distance - at 6:30 PM each day to maintain a sense of people and togetherness, even speaking from across their streets to one another. This can help people from feeling alone and help eliminate depression from feelings of isolation. This is also a way to make sure of the wellness of your neighbors.

SOME HELP ENTERTAINING CHILDREN

The following links may offer some ideas for entertaining your children.

[Kids Crafting Farm Animals Silhouettes](https://griffenhollowstudio.com/products/kids-crafting-kit-farm-animal-silhouettes)

<https://griffenhollowstudio.com/products/kids-crafting-kit-farm-animal-silhouettes>

[52 Ideas for National Crayon Day](https://mail.google.com/mail/u/0/#inbox/Fmfcgxwhmzpjnrhxkthfccqndztcchxm)

<https://mail.google.com/mail/u/0/#inbox/Fmfcgxwhmzpjnrhxkthfccqndztcchxm>

If they shut down school for too long , mothers are going to find a solution for the virus before the scientists.

JOSEPH TREE SERVICE

The first round of apple scab treatments for the crab apples trees was applied on March 27. There are approximately 48 trees in this first application being treated for the apple scab fungus; these trees are primarily located in the common area near the pool.

HUGE SHUTOUT AND THANKS

Thank you to all people who are putting themselves at risk to fight this pandemic and do essential work - including doctors, nurses, paramedics, police, emergency workers and other health care professionals, and pharmacies. This includes workers at grocery stores, restaurants and delivery personnel and the people working the food banks! **You are our heroes.**

WHAT CAN YOU FIND IN CALIBER

1. Items of maintenance for your condo - pending status and completed.
2. ARC requests for your condo - pending status and completed.
3. Accounts balance for your condo 2017-present.
4. Joseph Tree Service Complete Care Plan
5. Resident's Manual
6. Decs and By-Laws

PLAYGROUND

Due to the social distancing rules we must all maintain for this time period, the playground is off limits. Check "Bulletins" on our website for updates.

CODE OF ETHICS

Did you know our Board members must sign a Code of Ethics and Rules of Conduct for Board Members? The newest version accepted at the March Board meeting consists of 17 items which basically state that the member will abide by normal rules of interaction, and interact professionally with each other, our property management firm, all residents and contractors.

The rules are simple and common to corporations - non acceptance of gifts of any type worth \$50 or more per year, appreciating and respecting differences of opinion, professional language at the meetings, non-harassment, threats or attempts to control or instill fear in fellow board members, members of the community, property manager, etc.

NEW DOGGIE STATION

The Board has purchased a new doggie station that is being placed by the north pond north of the platform. Remember, bags are always supplied at our doggie stations so there are no excuses ...

SECURITY SYSTEMS AND CAMERAS

Hey guys, if you know anyone needing security systems (i.e. the door bells, cameras, etc) installed, I had an Arlo door bell and three cameras installed in March by **Jeremy Schaffer (614) 598-8227.**

He did a nice job, took time to walk me through on my cell phone, is very reasonably priced and even checked back today to see how I was liking it. Professional and just a really nice young man!

Deborah Hochbein

SOCIAL COMMITTEE

As all of you might expect, we are postponing game nights until we are clear of the coronavirus. I wish everyone good health and safety during this time.

I read that being out in fresh air is good if you do come down with the flu or corona-virus. And sunshine can help too.

Recipe for homemade hand sanitizer: 2/3 cup rubbing alcohol (91% or higher) with 1/3 cup aloe vera. You can add essential oil if you want to.

Becky Halteman

Are you talking about the new normal of an hour ago, or is there a new normal right now?

New Yorker March 30, 2020

DUMPSTERS & PODS

When an owner is moving or having extensive work done on his condo, there may be a need for a dumpster or a P.O.D. (portable moving container) to be parked close by. The owner should contact the Board for permission to park one in their spare parking space for one to two weeks; any extensions must be submitted to Kathi Horvath at Case Bowen who will forward it to the Board for approval,

TRASH CONTAINERS

No one likes looking at trash cans up and down a street. Trash and recycle cans are not the most attractive things in the world. Keeping your trash bins out can be an invitation for some unwanted guests - squirrels, raccoons, dogs and cats. The homeowner will ultimately have to clean up the overturned trash that has blown all over their yard. Trash containers are to be kept in our garages except on trash pick up day.

If your container is damaged in the collection process or from normal wear and tear, please call the 311 Service Center (614) 645-3111. Please have the serial number ready located on the side of the container.

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!

#INTHISTOGETHEROHIO

The photo below is of residents visiting this weekend on the grassy knolls on Wintersong while maintaining social distancing. The social distance visiting was the medicine needed for all in attendance. There were even some masks wisely and respectfully fashioned. The sense of community was present and appreciated by all. We can stay 6', 8' or 20' apart and still be there for one another.



Photo by Deborah Hochbein

Going outdoors is not canceled, listening to music is not canceled, quality time with our families is not canceled, reading a book is not canceled, sharing with friends is not canceled, singing out loud is not canceled, laughing has not been canceled, sharing HOPE with others is not canceled. Let's EMBRACE what we have.

TREE & SHRUB COOP PROGRAM

The Association offers a cooperative program for tree and shrub plantings purchased and planted by owners reimbursing them 50% of the purchase price up to \$100 maximum.

Addition of trees and shrubs requires Board approval for the type and location before proceeding. Submit a Ground Improvement Application to Case Bowen, available on our website - littleturtle.org - Resident's Manual, page 33.

Congratulations, you have read to the final page. Now, how many times in this edition were you instructed to check the Bulletin page of our website?

Please check it as Case Bowen and our Board will be sending information to us frequently to be posted on the Bulletin page of our website. This is the new normal.

Turtle Talk is a community newsletter for and by Pickawillany residents. Help us make *Turtle Talk* important and relevant for you by offering your suggestions, ideas and talents to B.J. Underwood at 614.818.1596 or bjund02@gmail.com.

IMPORTANT DATES

4/10 - Good Friday
4/12 - Easter
4/22 - Earth Day
4/29 - Board Meeting, Video/Teleconference - 7:00 PM
5/10 - Mother's Day
5/25 - Memorial Day
5/27 - Annual Meeting, GCLT, Meeting starts at 7:00 PM

Refuse Collection - Tuesday 4/7, 4/14, 4/21, 4/28, 5/5, 5/12, and 5/19, then moves to Wednesday starting 5/27, 6/3, 6/10
Recycling and Yard Waste - Every other Friday 4/10, 4/24, 5/8, 5/22

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, Hildegard Jones, Becky Halteman, and Deborah Hochbein,

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
Tina Frazier, Director - tina.s.frazier@gmail.com
Linda Garlinger, Director - lindagarlinger57@gmail.com
Cheryl Hill, Director - cherylhill.lt@gmail.com
Keith Shiban, Director - kshiban@hotmail.com

MAINTENANCE PERSONNEL

Ronier Fernandez, Supervisor
Mikael Allen
David Garcia, Part-Time
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: khovath@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