

Turtle Talk

JUNE 2022

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



NOTES FROM MAY'S ANNUAL MEETING

The Board approved the July 2021 annual meeting minutes. Marvin Blank reviewed the financials for the last year in detail.

Nominees for the board each spoke briefly as to their desire to be on the board. The nominees were accepted as uncontested. As there were four spots open and four nominations, the nominees approved by acclamation. New board members are **Marvin Blank, Linda Rowell, Eric Murphy and Chet Durham**. A vote established that all nominees would hold their position for two years instead of the three position for two years and one for one year.

Becky Hartg of the Social Committee provided a review of the upcoming social events. (See column #2 for breakdown.) She showed the key chain holder for the swimming pool pass (or other) she had designed and made which was on sale for \$5.00 at the meeting.

Kathi Horvath announced that Sentry Management with offices in 17 states has formed a partnership with Case Bowen. The present staff would remain in place to service the community. With this new partnership and location, Sentry Management now operates in 21 states with 43 offices. In the coming months, The Case Bowen Company office will be renamed Sentry Management Columbus and will continue to operate from the same location. Board Members and homeowners will continue to interface with the local team who will receive operational support from the Sentry Management home office in Orlando, Florida. For a period, no changes will be noticed by the association. Eventually, the association will move to Sentry's systems, including their signature community management software CommunityPro Portal. When it is time to issue coupons for next year's assessments, homeowners will receive assessment notices just as they have in the past, except they may look a little different. Boards will be given access to an online "Board Room" where financial information and other data will be available in real-time, 24/7. Sentry Management will provide training and assistance to homeowners and board members on how to access and navigate their proprietary system.

The flowers in the front entrance and pool area, planted by Dottie Beach, Linda Garlinger, Shirley Richards and Kathy Murray, were highly praised and appreciated. Anyone who would can volunteer to help water the plants should contact Linda Garlinger (lindagarlinger57@gmail.com) or Dottie Beach (dottieb2016@gmail.com).

A couple of residents spoke of maintenance needs that may have been delayed. Hildegard again explained that during the last two years maintenance contractors have been in very short supply and our regular contractors are behind in their work, and Ronier, our maintenance supervisor, has been working alone for year. Hildegard solicited residents for anyone knowing of any maintenance person who may be interested in working in our community to contact Kathi Horvath with the information. Kathi stated this was the same for all their communities - all were shorthanded and running behind on getting maintenance items completed. Patience of one and all would be appreciated!

SOCIALS AT PICKAWILLANY

Bingo Sundays, June 26, July 31, August 28

7--8:00 PM, pool house deck.

Darlene and Don will lead games

\$3.00 per card

Happy Hour Pizza Party, July 23

5:00 PM, Pool House and Deck

BYOB, pizza and soft drinks will be provided by sponsor

Activity: Trivia Game with prizes

RSVP by Wed., July 20th at

pickcondos@gmail.com

Annual Cookout, August 20th

5:00 PM, Pool house and deck

Meat will be provided, BYOB and a side dish

Activities: Rock Painting, 50/50 Raffle

RSVP by Wed., August 18th at

pickcondos@gmail.com

*Since light travels faster than sound,
some people appear bright until
you hear them speak.*

-Albert Einstein

PRESIDENT'S COLUMN

I would like to thank all of the owners who attended the Annual Meeting! I would like to give a huge thank you to all the new owners in attendance; it was nice to see new owners attend/participate in our Annual Meeting. We do have regular meetings once a month with the exception of December, so please feel free to attend those.

Congratulations to Linda Rowell, Marvin Blank, and Eric Murphy on retaining their seats on the Board. They are an asset to our Community and care deeply about Pickawillany. I would like to thank Steve Larson for his service on the Board and say what a joy he was and as a bonus he provided some excellent free legal perspective for us. He has always been just an all-around positive person, and during the trying times we have faced this is especially welcomed.

Congratulations to Chet for getting back on the Board. I hope he will enjoy working with the current Board members and share some of his insight from his previous experience on the Board as well as learn from them about our recent hurdles as we try to navigate the choppy waters.

At the close of the meeting we had some owners share their frustration with the Board and other owners as to their perception on how the Association has handled their particular issues. Normally this would not be permitted since the Annual Meeting is to discuss concerns regarding the entire community rather than a particular owner's issue. Pickawillany's policy is for an owner to ask to be put on the agenda at a regular Board meeting; it is at this time that any personal issues regarding their unit should be discussed.

I am going to take this opportunity to respond to the owner of 4934 Wintersong about how long it took to get anything done at their unit. On September 29, 2020, the Waterworks contract was signed and on October 1, Waterworks repaired the waterline. K&G reviewed the site following Waterworks repair, and discussed the issues with a Structural Engineer. On October 6, the Structural Engineer submitted a proposal for drawings, which were signed and sent back same day. The City of Columbus finally moved forward with the final inspection of the (7) beams in the front of the unit on March 5. K&G referred the Engineer and Proposal was signed May 4, 2021. On December 6, K&G began the demo to rear of the unit; rear of the unit completed this year. There was a delay of 6-months while Kyle waited for the lower-level slider the owner had ordered to arrive. When the owner was contacted following the 6-months, she advised Kyle she had not ordered the slider; Kyle then made the repairs and worked around the issues with the slider. The owner then advised

their upper-level slider was not working and the header was pinched; the owner felt it was due to the repairs on the lower level. Since the owner chose not to follow the recommendation to replace either slider, Ronier was finally able to get the door to open and close with the assistance of Kyle's workers. Kyle said that he was in constant contact with the owner, and there was no need for Kathi to be in constant contact with them too. The Association has spent nearly \$50,000 in repairs to this unit thus far. Until the Association can find a concrete vendor, the garage and patio has to be on hold.

Another owner's requested that we include all the discussions from the Annual Meeting in the minutes. However, our HOA Attorneys said that "the most important fact to remember about meeting minutes is that they are a record of what was DONE and NOT what was SAID by every member or guest." These items should NOT be included in the meeting minutes: remarks by guest speakers, personal opinion on everything said or done, including the opinions of board members, property managers, or association counsel, a transcript or recitation of every discussion.

It is the Board's hope that all owners know that we are working hard for you. Please continue to be patient and remember if you have an issue you would like to address about your unit, please ask to be put on the agenda for the following meeting.

Looking forward to seeing everyone around the community this summer.

- Hildegard Jones



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GOING ON A SUMMER VACATION?

If you are planning to be away from our home for an extended period of time, please review these security tips before you leave.

- Call the Westerville post office - 800.275.8777 - to stop mail delivery unit you get back, or have a friend or neighbor pick up your mail.
- Leave a key with a neighbor or the building captain for emergency access.
- Leave the entrance key in your lock box. Be sure your lock box is registered so 911 can advise the fire or police departments your code to access your unit and avoid the front door being forced open.
- Use timers for lights, televisions and sound systems to turn them on and off at different times of the day/night, giving your home a live-in look while you are away.



HOMELESS OR FERAL CATS

When you find a kitten or cat outside that appears to be homeless or feral, what can you do? If you cannot find its owners (neighborhood blogs, posting, signs, etc.) it may be feral or just dumped when someone moved out of the neighbor. Each year, about 2.7 million animals are killed in shelters because no one adopts them.

Humane Ohio's staff can walk you through the process of humanly trapping a cat. Their number is 419.266.5607.

You can act as the cat's publicist by having photos of the animal on social media to show that they'd make a great pet. Or contact Homeless to Home Animal Rescue and Cat Sanctuary, call or text 740.272.0849 or 740.225.0617. Other contacts: Cat Welfare Association - 614.268.6096, Spay Ohio - 614.457.5772, Spay/Neuter Clinic - 614.367.9933, and Humane Ohio - 419.266.5607.

I never thought I'd be the kind of person who'd wake up early in the morning to exercise ... and I was right!

OUPS

Do not dig without calling OUPS or a private line company at last 48 hours before beginning work.

The Association has some very shallow utility lines; OUPS will mark any lines on Common Elements for free. OUPS will not mark personal lines such as meter to unit, air condenser lines and water lines from main to unit, nothing on Limited Common Elements that was privately installed. It is the property owner's responsibility to have these lines located.

OUPS - 811. Private Lines: CST Utilities 614.801.9600, Ground Penetrating Radar 614.400.6889.

BULK PICK UP

Large items cannot necessarily be thrown or given away - such as non-refrigerate appliances, furniture, carpeting, mattresses, old chairs, etc. Residents can contact the City's 311 Customer Service Center to schedule a bulk pickup - 311, 614.645.3111 or online at <https://311.columbus.gov>

NO BULK ITEMS WILL BE COLLECTED UNLESS THE RESIDENT SCHEDULES A DATE FOR A PICKUP.

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

The best option for disposing of large items in GOOD condition is to give them to a friend or charitable organization. Franklin County's HandsOn Program (formerly FIRSTLINK) can provide referrals to organizations that will accept donations of old furniture, appliances or other items such as clothing and use them to help families in need, 211 or 614.221.2255.

AIR CONDITIONING UNITS

Remember to have your HVAC unit inspected. Before you call for service, here are a few things to check - and perhaps save you money.

- Check the batteries on on the thermostat. Replace if necessary.
- Check the blower. You should be able to see and hear it if the fan is on.
- Check the drain line. Look for liquid that couldn't come from another source - the line is likely leaking refrigerant. A professional inspection is warranted.
- Check your air filter which should be changed periodically as required by your individual usage.
- If your unit is not working, check the breaker before calling a pro.

Window air conditioners are not allowed in the Association.

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QUESTIONS FOR A HANDYMAN

1. Are you licensed? Licensing ensures pros have the skills and knowledge to carry out the job.
2. Do you carry liability insurance and is it up to date. This protects not only your property but neighboring units. The minute it takes to be certain can pay large dividends. If they do not have liability insurance, you may find your self financially responsibility in the case of an accident.
3. Does this work require a permit? Your handyman will be a great resource in navigating this detail. Don't skip pulling permits to save money. It could cost you a great deal if your project is not up to code.
4. How will you ensure my project stays within budget? It is important that your pro has a strategy for keeping your project from going over budget.
5. How much experience do you have with projects like mine? Don't expect that the handy man you hired for one project will also be perfect for another. Make sure your professional has the experience necessary to complete your project, in order to get the highest quality work. Ask them how many times they've done similar work and discuss their familiarity and comfort with it.
6. Scheduling can be an issue so confront it upfront. Some handyman companies have the capacity and manpower to meet deadlines in spite of roadblocks, where others will need you to be more flexible in situations where weather or emergencies change the timeline. Be sure you know their process for delays and charges, so you are on the same page if and when an issue arises.

*Think you are old, and you will be old.
Think you are young, and you will be delusional.*

OF MICE AND MEN

Mickey Mouse is cute but his real-life friend has no business inside your home. Rodents like what we have to offer: food, water and shelter. If there is an opening, they will find it and then take advantage of the safe spot and food resources, especially in attics, kitchens and dark secluded areas - like basements. They leave plenty of signs to tell you they have moved in - mice droppings, for one. Do they pose any health danger? Yes! Rodents carry several diseases and bring pests like fleas, ticks and lice into your home and have been known to chew through drywall insulation and electrical wiring.

In our condo association, the rodents are not ONLY your problem - they move easily from condo to condo without having to go outside. If you have chosen to just "let them be," you are now part of

the problem. Tackle the mice in house and out by removing debris around the condo where mice can hide. And you might want to add a cat to your house. If all else fails, hire an exterminator.

If you have a neighbor who has mice, you might purchase several of the cheap mousetraps and a jar of peanut butter as a gift - just a thought.

*Why do you sit there looking like an envelope
without any address on it?*

- Mark Twain

HEADS UP

1. If there is any activity at the pool, no money can be exchanged per our By-Laws.
2. Window air-conditions are not allowed in the Association.

ANNUAL SHOT OUT TO GARDENERS

It's a shame that we only thank our gardening neighbors once a year as they contribute so much to make our community beautiful and welcoming. Their hard work, "hinged backs" and "cracking knees" are deeply appreciated by everyone in the community. Garden sign: "All things grow with love." (Quote provided by Victoria Frisch.)



CONNECTION REFERRAL
A Real Estate Network Co.

DEBORAH BOWMAN

Former Re/Max Realtor
Little Turtle Resident since 1987
Little Turtle Civic Association Trustee,
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SUMMER GRILLING

Charcoal burners and other open flame cooking devices are permitted in the community with a minimum safe distance of not less than 10 feet from any combustible surface or overhang. **Do not grill in the garage.**

Natural gas, propane or butane devices are permitted by provided by local fire codes or ordinances pertaining t the community. **All such de-vices must be attended at all times while being operated and a fire extinguisher present.**

- Don't leave the grill unattended. Make sure the charcoals are completely extinguished or gas turned off when grilling is completed.
- When grilling, place the grill 10' away from the siding and fencing.

- Don't leave the grill unattended.
- Any damage to the unit, surrounding units, common or limited common elements due to the operation of an open flame device is the condo owner's responsibility.

IMPORTANT DATES

- 6/14 - Flag Day
- 6/19 - Father's Day
- 6/19 - Juneteenth
- 6/22 - Board of Directors Meeting, 7:00 PM Club House
- 7/4 - Independence Day
- 7/27 - Board of Directors Meeting, 7:00 PM, Club House
- 7/30- National Cheesecake Day
- 9/11 - Patriot Day
- 9/22 - Start of Fall Autumnal Equinox

Garbage Pick up: Monday, 6/13, Tuesday, 6/21, 6/28, Wednesday 7/6, 7/13, 7/20, 7/27, 8/3, 8/10

Recycling: Friday - 6/17, 7/1, 7/15, 7/29, 8/12

Please have trash containers, recycling containers and yard waste (in yard waste bags) out by 6:00 A.M. in front of your unit.

Contributors: B.J. Underwood and Hildegard Jones

PICKAWILLANY BOARD OF DIRECTORS

- Hildegard Jones, President - president@littleturtle.org
- Linda Garlinger, vice-president - vice-president@littleturtle.org
- Marvin Blank, Treasurer - treasurer@littleturtle.org
- Linda Rowell, Secretary - secretary@littleturtle.org
- Eric Murphy, Director - eric@littleturtle.org
- Keith Shiban, Director - kshiban@hotmail.com
- Chet Durham, Director - chetduram@gmail.com

MAINTENANCE PERSONNEL

- Ronier Fernandez, Supervisor
- Fred Hoelzel, Part-Time

IMPORTANT TELEPHONE NUMBERS

- Emergency Fire or Police9-1-1
- Bulk Pick Up 614.645.3111
- Caliber Portal
- https://cailber.cloud/CaliberWeb2_CaseBowenCo
- Case Bowen - Kathi Horvath614.799.9800
- Email: khovath@casebowen.co
- Fax:614-799-8338
- Emergency after hours: 614.265-1746 or 614.799.9800 #4
- City of Columbus Service Center3-1-1
- Columbus Fire-Non Emergency ..614.645.4545
- Columbus Police Department614.221.2345
- Columbia Gas Hotline800.282.0157
- Crime Reports: www.cmmunitycrimemap.com
- Garber Connect (After Hours) ...614.212.7900 #2
- Secure-A-Key (Lockboxes)937.408.8761

ALL MAINTENANCE REQUESTS MUST BE PLACED THROUGH CALIBER (PREFERRED) OR CASE BOWEN (KATHI HORVATH)

William E. Carpenter, Realtor

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