

Turtle Talk

AUGUST 2022

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



NOTES FROM JULY BOARD MEETING

The minutes from the July meeting were approved. The financials were reviewed by Marvin Blank, Treasurer. Delinquencies as of June 30 were \$24,068.01, the majority of which is on one property.

There were 35 new work orders were entered between June 22-July 22; 20 were records as closed in Caliber. Two condos were sold since the June board meeting.

Owners should email mbers@casebowen.com with any accounts receivable questions.

Joseph Tree Service will perform shrub and tree pruning in August. Aqua Dock treated ponds for algae and duckweed on July 21.

Six buildings were sent notices from Garber for replacing equipment the end of July and beginning of August through the 11th. Garber continues to schedule building for replacing equipment.

A bid from Supreme Exterior LLC for concrete work at 5088 Grasshopper for a garage floor/sidewalk and four concrete patios for \$15,000.00 was voted on and approved by the Board.

K&G has visited 4955 Smoketalk and has recommended the structural engineer inspect two interior area. They inspected 5003 Chuckleberry and submitted bid. Foundation Engineer to visit 4967 Smoketalk so drawings can be submitted. Proposal for 5003 Chuckleberry for beams and repairs to foundation work was voted on and approved in the amount of \$14,500. 4935 Wintersong's garage is on the list for K&G.

Drainage work at 4932-4942 Wintersong and 5102 Wintersong has started. Work had been delayed due to rains.

M&D Blacktop did the additional crack fill at no charge. Seal coating will be delayed due to the weather.

ARC Report: The board voted to approve the Request to Modify for 5113 Chuckleberry for adding a gate to the railing of the rear deck (a gate had previously been installed). The board voted to approve minor changes made to a Request to Modify for 5098 Strawpocket that was approved last year.

ANNUAL FIRE ALARM INSPECTION

Be prepared, the fire alarm inspection is scheduled in September every year. Do not wait until the night before or the morning of the inspection to tell our property manager you are not going to be home or where you plan to leave a key or provide a code. This information has to be obtained and relayed to others. *The Association does not have the codes for the lockboxes so if you tell us the key will be in the lockbox, leave the code also.*

CLUBHOUSE RENTAL

Considering having a party or a meeting? The clubhouse is available for rent. Please contact Kathi Horvath at Case Bowen to set up a rental date.

SOCIALS AT PICKAWILLANY

Bingo Sundays, August 28

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

Darlene and Don will lead games

\$3.00 per card

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

Holiday Cookie Event, December 10th

INSURANCE RENEWAL

The Pickawillany Master Insurance Policy is up for renewal in September. Due to an increase in the insurance payment amount, the Board is asking for other bids.

Keep an eye on the Bulletin Board on the website (littleturtle.org) to get up-to-date information. If you need to supply your lender/mortgage company updated information on the Pickawillany Master Insurance Policy, the information on how to proceed will be on the website.

Our constitution protects aliens, drunks
and US senators."

- Will Rogers

PRESIDENT'S COLUMN

There seems to be a trend among many owners that look at the Association, Board and Community Association Manager as the landlord and see themselves as tenants. Far too few have read our Resident's Manual or Pickawillany's Declaration and Bylaws and, therefore, don't understand the division the breakdown of responsibilities (i.e. what is the Association's responsibility vs. the owner's.) Following is a discussion on how this is addressed by the Declaration and By-Laws

The Declaration is the Big Dog or the Master of the documents, if you will. It is the document that, among other things, establishes the Association, contains the use restrictions, the maintenance requirements, and defines the limited and common elements. The Declaration has granted the Association an easement all through the condominium property including each unit to enable the Association to perform its obligations. This easement may be exercised without notice in the event of an emergency; otherwise, the Association shall give the unit owner or occupants twenty-four (24) hours advance notice prior to entering. We try to provide at least a week's notice. *Limited Common Elements* are those common areas exclusively serving a unit, i.e., windows, doors (including patio doors), fireplaces, certain trees and shrubs (planted within limited common elements), plumbing, telephone, electrical wiring, and HVAC equipment. Although these areas are for the private use and are the responsibility of individual Units Owners, they are subject to the rules and regulations of the Association. *Common Elements* include building foundations and exteriors, fences, roads, roofs, attics, pool, service lanes, sidewalks, and recreational and grassy areas. The preservation of these areas depends on the cooperation of each unit owner, and they are the responsibility of the Association. Our **Resident's Manual** sets up guidelines and rules for owners to follow and reiterates in simpler terms the use restrictions set forth in the Declaration.

When it comes to the documents, the Declaration rules the roost. If any of the other documents conflict with the Declaration, the Declaration controls. If you want to make any changes to the Declaration, an amendment to the document must be made and be voted on by the membership. Our Declaration states we require 75% of our membership to pass an amendment. Any such amendment must be recorded with the County Recorder and distributed to the membership.

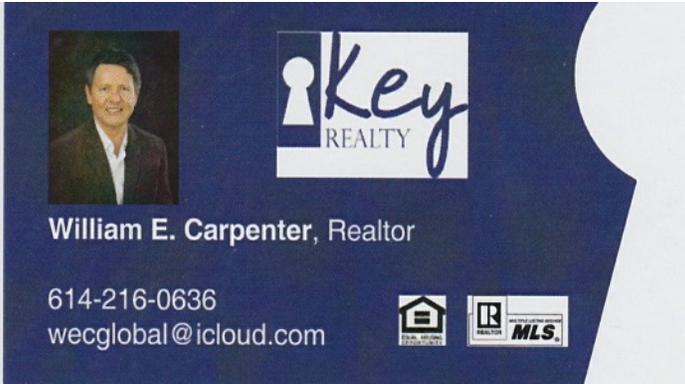
The Bylaws can be altered in the same way as the Declaration. They cannot conflict with the Declaration. These are typically recorded along

with the Declaration. The other governing documents give the Board the authority to adopt reasonable rules and regulations that are in accordance with the Declaration and Bylaws. These rules must be distributed to the owners to be effective.

Too many owners tend to think of themselves almost more as tenants with the Association as the landlord. They think that someone else needs to pay for things and they do not hesitate to try to force their issue. All owners should try to work with the Association and the management company for maintenance issues. I would like to assure all our owners that maintenance issues are carefully reviewed and budgeted for each year. If some- thing must be done on an emergency basis within 30 days for any reason, then the Association either has to (a) do a temporary solution that is going to cost money and potentially cause a long-term solution to be delayed by the rush to fix the immediate problem or (b) take money from somewhere else to do a project earlier than scheduled. Then owners could be faced with large assessment increases or special assessments in the middle of the year to pay for the shortfall or else maintenance just ends up being deferred. Banks right now are focused on trying to find deferred maintenance in condominiums and are denying loans if there are too many issues. So, owners can end up being unable to sell their units and all our home values could drop. Owners need to understand that there is no free lunch, and everything is a trade-off with long-term consequences that can't be ignored.

As it has been stated many times in the past year, we have only one person in our maintenance department currently and have had a hard time trying to get contractors in to help fill the void. We continue to ask for everyone's patience and understanding while we try to get these issues taken care of.

- Hildegard Jones



William E. Carpenter, Realtor

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WATER METERS

Owners are responsible for the water meters located in their condos. Many have the mistaken impression that they are only responsible for paying their water bill each month, but not responsible for the maintenance of the actual water meter. Should you experience a problem with your water meter, contact Edge Utilities 614.777.1199 or info@edgeutilities.com.

*"The older I get, the more clearly I remember things that never happened."
- Mark Twain*



CONNECTION REFERRAL
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RECYCLING HAS EXPANDED

Did you know more items are now accepted in your recycling pick-up by the City? Visit www.recycleright.org to learn more about these items and how to prepare them for recycling.

LOCAL ARTIST

Eric Murphy, Wintersong Lane, has honored our Association with one of his painting. He has painted a turtle, and it is now displayed in the clubhouse.

Thank you, Eric! We know this will be worth a lot of money someday.

EVERYTHING YOU WANTED TO KNOW ABOUT 3.1.1

The City of Columbus provides us with an excellent contact for city services, such as trash pick-up, bulk pick-up, recycling and yard waste. Call 3.1.1 or email the city by following the instructions at www.311.columbus.gov. The staff manning the call center are very efficient and courteous and will provide you with information quickly.

We pay for these services though our taxes so let's FULLY UTILIZE THE SERVICES. If your trash or yard waste is not pick up, call 3.1.1. And let them know. The trash is pick up by city employees. The recycling and yard waste are contracting out.

TERMITE CONTROL

The Association contracts with Plunketts for our Sentricon system to handle termite and carpenter ants. Sentricon Bail System containers are installed throughout our community - greenish capped contained installed around the condos.

Should you find evidence of termites or carpenter ants in or around your condo please contact Kathi Horvath so an appointment with Plunketts may be arranged. If you decide to contact Plunketts directly you will be charged for the call.

TORRENTIAL RAINS

While rain is always appreciated in July, the torrential rains cause a lot of problem in the community and throughout Columbus with the extraordinary downpours.

The rain obviously is more than what our systems could handle. Gutters, downspouts, drainage etc. are all adversely affected.

Owners are to be thanked for being sensitive to this problem. Everyone realizes that this is beyond normal expectations and are showing particular patience.

The hope is that the weather gods will realize we do not need torrential rains that destroyed property, but we will gladly accept gentle rains that restore our earth.

Being rude is easy. It does not take any effort and is a sign of weakness and insecurity.

Kindness shows great self-discipline and strong self-esteem. Being kind is not always easy when dealing with rude people. Kindness is a sign of a person who has done a lot of personal work and has come to a great understanding a wisdom.

*Choose to be kind over being right, and you'll be right every time because kindness is a sign of
STRENGTH.*

- Attitude to Inspiration

GARAGES

The Association is responsible for almost all of the components in the garage EXCEPT hinges, rollers, locks, springs and garage door openers. Remember to check these parts annually to make sure they are oiled and operating smoothly.

The only modification that can be made to a unit's assigned garage is the installation of an automatic garage door opener. Automatic garage door

openers may be installed by owners without pre-authorization if the installation does not require modification to the structure of the garage.

*"As I hurtled through space, one thought kept crossing my mind:
Every part of this rocket was supplied by the lowest bidder."*

- John Glenn

INSPECT AND EVALUATE YOUR DECK

The time to inspect and evaluate your deck is when you are repairing or rebuilding it. This is the perfect opportunity to do repairs that will stop water issues, such as check deck boards to allow space between the board for water to pass through and not rot rot the foundation. Also check to be sure your contractor complies with the building codes.

Decks are included in the clean and stain project. If you want your deck done before your building is scheduled for the clean and stain project, contact Dave at Deck Rescue 888.949.3626. The work will be done at your expense.

Deck Rescue will schedule a group deck project independently from the building restoration and provide a window of when they will be in the area. Or you can hire an independent contractor to clean and stain your deck. The closest match to the siding color is #3046 Superdeck Pinecone by Sherwin Williams.

DID YOU KNOW?

1. You can reach Case Bowen after hours for an emergency by calling 614.799.9800 #4 or bypass the main number and call 614.265.1746.
2. If it the responsibility of the City to pick up the yard waste, not our maintenance department. Put your yard waste in bags at the curb for pick up every other Friday as per the schedule on page 6. If they do not pick it up, call 3.1.1. Monday morning.
3. Cats are not allowed free access to the condominium property at any time and are to be restrained within each owner's limited common property. Dogs are required to be on a leash when walking them.

CUT BACK ON ENERGY USAGE & WASTE

- Leave A/C or heat on during the day and adjust the temperature a few degrees when you leave your house. This will use less energy than keeping your system off and then restoring your home to the desired temperature.
- Turn water off when shaving, brushing teeth or washing dishes. On average, water faucets run about 5 gal/min. You are better off filling the sink with a shallow amount of water for these activities.
- Turn your water heater down to 120 degree F. For each 10 degree reduction in water temperature, you can save between 3-5% in energy costs.
- Make sure vents and air returns are unblocked.
- Switch to sleep mode on your computer instead of using screen savers and reduce your computer energy usage by 50%.
- Use three-way lamps and dimmer switches that allow you to adjust to lower lighting levels when a bright light is not required.
- Install water saving shower heads or flow restrictors to minimize water using.
- Raise your thermostat 5 degree in the summer and lower is 3-5 degrees in the winter to save up to 20% annually on your energy bill.

*"Diplomacy is the art of telling people to go to hell in such a way that they ask for directions."
- Winston Churchill*



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IMPORTANT DATES

- 8/24 - Board Meeting - 7:00 PM, Club House
- 9/5 - Labor Day
- 9/17 - Oktoberfest
- 9/22 - Autumnal Equinox
- 9/28 - Board Meeting - 7:00 PM, Club House

Reminder:8/13 - LTCA Happy Birthday Bash,
 August 13, 4-8 PM,
 Blendon Community Fellowship Church,
 4481 East Dublin-Granville Road.
 RSVP date expired on 7/15.

Garbage Pick up: Wednesday - 8/3, 8/10, 8/17,
 8/24, 8/31, Thursday - 9/8, 9/15,9/22, 9/29, 10/6

Recycling: Friday - 8/12, 8/26, Saturday - 9/10,
 9/23,10/7

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@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 Department 614.221.2345
- Columbia Gas Hotline 800.282.0157
- 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)**



pre-authorization if the installation does not require modification to the structure of the garage.