

Turtle Talk

October 2022

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



NOTES FROM SEPTEMBER MEETING

Numerous emails and calls regarding flooding over Labor Day weekend perhaps caused by the roadway project on Little Turtle Way had been received by the board and Case Bowen. Nine owners attended the September board meeting to discuss the flooding damages and asked how the HOA will advocate for them. The Association's insurance agent has been contacted to open claims and adjuster will be assigned. Home owners have also been advised to file with their own insurance companies. A different adjuster visited several units on September 20 and advised he will itemize his findings in a letter.

There were 64 new work orders entered between 8/23 and 9/23; 36 were recorded closed in Caliber. Aqua Doc treated the ponds on August 30 and September 15.

K&G completed work at 5003 Chuckleberry. Engineer's report for 4955 Smoketalk reflects that the unit is structurally sound. K&G have been in contact with the owners at 4965 Smoketalk to advise they will start the project around mid-October.

Blue Ring Residential Services, Inc. will be returning for grading and seeding work at 4932-4942 Wintersong. A bid has been requested from Contractor's Inc. for the siding work on Smoketalk Buildings, hopefully one building this year and two-three more in 2023. Concrete work was performed at 5038, 4968 Smoketalk, 5026, 4986, 4955 Wintersong, 4921, 4943-45 Whistlewood the week of September 16 and September 23.

Renewal of FHA is in progress.

Delinquencies are presently \$26,401.49 with \$21,143.83 of that amount from one unit.

A motion was made to give LTCA \$5K on two conditions: Phase 2 (Chippewill) would match that amount and one Pickawillany board member would be on the LTCA board to have a say. **Motion failed.**

A submission by the ARC for front and back sliders by Rosati's to be installed at 5043 Chuckleberry was approved by the board.

SECURITY LIGHTING REIMBURSEMENT

In some instances, a common electric light may be connected to your unit's electrical system. The

Association reimburses the owners involved once a year at a flat reimbursement amount of \$25 per light.

Electrical reimbursements will be applied as credit for eligible residents in November 2022. Owners may check Caliber **AFTER** November 15th to see if it shows a "Reimb Electric" item and the credit amount. If necessary, owners may email Laura Welch in Accounts Receivable, Case Bowen **AFTER** November 15 at lwelch@casebowen.com or 614.799.9800 X15 to check if a credit applies and the amount. Obviously, it's more efficient - and saves time - to check through Caliber.

Owners may deduct the amount of the lighting reimbursement from the December Association fees.

***So many people these days are too judgmental.
I can tell just by looking at them.***

DAMAGED GARBAGE CONTAINERS

If your garbage container is damaged - holes, missing lid, etc. - contact the refuse container department for the City of Columbus at 3-1-1 or email them (www.311.gov). They will need the serial number of the container (starting with 19) and a full description of the damage. If you email them, attach a photo clearly showing the damage.

Arrangements will be made to pick up and replace the container on the next regularly scheduled pick-up date. If the trash is picked up prior to the replacement arriving, leave your container out for the day.

SOCIAL COMMITTEE

December 10, 2022 - Holiday Cookie Event

If you have any questions, please contact any of the following members.

Becky Halteman 614.269.7841
Laurie Gang 908.725.2224
Darlene Slater 614.208.7624
Lynda Nelson 614.891.1132 or 614.507.3447

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PRESIDENT'S COLUMN

Happy October Pickawillany! Once again my second favorite time of the year is here again. The weather has been just perfect to enjoy all the sights and smells that fall brings to us. This is such a pleasant time to reflect on how just a short month ago we were hit with serious rains and flooding of Pickawillany, Chippewill and the surrounding community. Many of us that were affected are still trying to clean up and restore our homes, but even as harsh as we had it, the people in Florida are in a severely dire situation and what Helen Keller said comes to my mind: "I cried because I had no shoes until I met a man who had no feet."

Just in case someone did not see the messages that were sent out by Kathi Horvath, our Community Association Manager, the Association's insurance does not cover flooding. We would need to purchase flood insurance for each building (28, including the Clubhouse) which will cost the Association approximately an added \$53,000 per year which we would be required to pay up front. Pickawillany is not located in a high risk flood zone, and therefore they are not required to carry flood insurance, which is why we did not have it. This will be discussed at our budget meeting this month.

This Flood Insurance policy would be under Pickawillany's name and *would not cover any contents owned by unit owners*. If a unit owner wants coverage for their contents/personal property in the event of a flood, they would have to purchase a separate policy under their own name. American Family has on their personal HOA policies (for the unit owners), an optional endorsement called Inland Flood Coverage. This endorsement can cover up to \$25,000 for damage due to flooding. It is unknown if any other insurance companies offer an endorsement similar to this, but owners should check with their insurance agents to see what is available.

I personally will be looking into this with my insurance agent because if the construction on Little Turtle Way continues to cause issues within our community, the increased water situation will more likely get worse, and I want to make sure I am fully protected.

- Hildegard Jones

YOUR BATHROOM FAN WANTS YOUR ATTENTION

A good way to avoid a fire is to clean the bathroom fans. Cleaning the vent cover is simple. Fill your sink with warm water and a few drops of dish soap. Allow the cover to soak in the soapy water for a few minutes, then scrub the fan cover with a cloth of dish brush removing all dirt, dust and grime.

Before touching the exhaust fan, unplug the standard two-prong plug that powers the fan. Remove the dust with a vacuum extension wand attachment. For the fan motor components and fan housing, use a bristle brush dusting attachment. For the more narrow and hard to reach area, use the crevice attachment. Maintain a light touch so you don't damage anything.

FYI, the new alarm system is especially sensitive by the upstairs bathroom. Besides using your fan when showering, it is suggested that a slightly opened door while you are showering would be helpful as it dispenses some of the humidity that builds up in the bathroom.

TREES IN SMALL SPACES

If you are considering adding a tree to your limited common elements enclosed patio, please reconsider as the tree roots cause foundation problems in small spaces. Quite a number of patio trees have had to be removed. Perhaps consider a shrub instead.



CONNECTION REFERRAL
A Real Estate Network Co.

DEBORAH BOWMAN

Former Re/Max Realtor
Little Turtle Resident since 1987
Little Turtle Civic Association Trustee,
Newsletter Committee & Advisory Board.

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**One man with conviction will overwhelm
a hundred who have only opinions.**

- Winston Churchill

FALL CHECKLIST

- Check and replace batteries for your smoke detectors and carbon monoxide units, if required. Carbon monoxide batteries should be replaced every 7-10 years or as shown on the unit.
- Tidy the deck, balcony and sidewalk. Sweep leaves, sticks and debris and place in a yard bag for pick up by the City on recycling date.
- Make sure your chimney is ready for winter use by having a professional chimneysweep clean it and check the component parts of your fireplace and chimney before using the fireplace.
- Check bathroom exhaust fans for lint.
- Remove garden hoses for outside spigots by turning off the indoor shutoff valve, opening the nipple cap on the 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 airlock that may prevent the pipe from draining properly.
- Wood burning fireplaces and chimneys should be inspected for winter. Do not burn pressed logs - they burn too hot for our fireplaces.
- Replace furnace filter every month or according to the recommended schedule. Replace humidity filters and have your furnace inspected.
- Replace damaged door seals and check the threshold for gaps. Install weather stripping around doors.
- Keep pipes from freezing by maintaining an inside temperature of at least 50 degrees. Consider installing water and flood detectors that can notify you immediately via your smart phone if pipes burst.
- Make sure your smoke detectors/alarms are working. Besides ensuring the furnace is operating as it should, be sure any space heaters, radiators, fireplace and chimneys are clean and safe to operate. Use space heaters according to manufacturer instructions and keep flammable materials away from all heat sources - and keep children away from the heat sources.
- Install carbon monoxide detectors to protect your family from this silent and deadly threat. The risk for carbon monoxide poisoning is higher in the winter because the house is closed up. As with your smoke detectors, test the carbon monoxide regularly to make sure it is functioning properly.



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LOCK BOXES

Owners needing to have the code changed on their lock box (installed beside the mailbox on the exterior of the condo) should contact Secure-A-Key directly at secureakey@who.rr.com or 917.408.8761. If there is a problem due to a malfunction, there is a warranty against any mechanical defect, but not physical abuse of the lock box.

New owners wishing to have the code reset may contact Secure-A-Key to schedule an appointment; there is a fee for this service.

DAYLIGHT SAVINGS TIME

Daylight savings time end November 6 at 2:00 AM. Remember to wake up at 2:00 AM to set your clock back one hour so you can lose one hour of sleep.

Some days the supply of curse words is insufficient to meet my demands.

TAMPERING WITH FIRE ALARM EQUIPMENT

Garber submitted an invoice for the reinstallation of the alarm panel removed by an occupant; it will be added to the owner's account and a copy of the invoice mailed.

Our Residents Manual states: "Any tampering with the multi-unit alarm system is subject to \$100.00 maximum enforcement charge. Note: The multi unit alarm is for the safety and protection of all units and any part missing or damaged may result in a failure or malfunction of the alarm system." "...the Board may engage someone to perform the work necessary and bill the Unit Owner for the cost including any administration or enforcement charge.

OCTOBER BUDGET MEETING

The October 26th board meeting will be the budget meeting and will be held at the Case Bowen offices. The Board solicits your opinions on areas of the budget that you consider should be increased or decreased. The financial reports are posted on our website:

<https://littleturtle.org/board-minutes>. You may send your opinion via email to the Board or place in the Suggestion Box outside the maintenance door at the clubhouse.

MIDTERM ELECTIONS

The 2022 United States elections will be held on Tuesday, November 8, 2022. There will be candidates for US Senate, US House of Representatives, Governor, State Senate, State House, State Supreme Court, etc. *Everyone should use their right to vote! This is an important election.*

WHERE IS YOUR WATER SHUT OFF VALVE?

Know where your main water line shut off valve is located. Each condo has a main cold water supply line located either in the basement utility room or in the laundry room, running through the foundation wall. It is recommended that the water line be shut off during extended periods of absence in the winter and the faucet opened at the lowest level to drain any remaining water in the valve. Before the water is shut off from the main shut off valve, the hot water tank should be turned low.

Darlene Slater
ACCOUNT MANAGER

614-471-2628 DIRECT
614-471-7676 OFFICE
614-810-8994 TEXT
614-467-2031 FAX
darlene@mig247.com
800-421-3535 24 HOUR CLAIMS

MASTERSINSURANCE247.COM

***Exercise makes you look better naked.
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William E. Carpenter, Realtor

614-216-0636
wecglocal@icloud.com

if I agreed with you, we'd both be wrong.

THINKING OF SELLING YOUR CONDO

1. Provide the new owner with a list of modifications made to the condo, such as an expanded deck. When you build or have an expanded deck, the ownership of the deck passed to the owner through perpetuity. The new owner needs to be aware of that.
2. If you have placed your work orders through the portal, the new owner will have a completed record of items that required maintenance during your ownership and how the issue was addressed. If not, the work orders should be noted for the new owner.
3. When an owner decides to sell their condo, there is usually a list of work that has been put off - fencing issues, holes in siding, etc. When the responsibility for these items falls within the Association's responsibility (such as insect problem, loose board or hole in siding, fencing problems), the owner should place the work order through the portal noting they are putting the condo up for sale. Our maintenance staff will try to get to the issues quickly.
4. When the inspection on your condo is done and issues turn up that need addressing, place the work order in the portal stating that this issue turned up on the inspection and the maintenance department will try to give them priority.



This holiday season, treat yourself.

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IMPORTANT DATES

- 10/10 - Columbus Day
- 10/26 - Board Meeting - Budget Meeting
- 10/31 - Halloween
- 11/6 - Daylight Savings Time - 2:00 AM
- 11/8 - National Mid-Term Elections
- 11/11 - Veterans Day
- 11/24 - Thanksgiving
- 11/28 - Board Meeting - 7:00 PM, Club House

Garbage:

- Thursdays - 10/13, 10/20, 10/27, 11/3, 11/10
- Friday - 11/18
- Mondays - 11/28, 12/2

Recycling and Yard Waste: Fridays - 10/7, 10/21, 1/4, 11/18, 12/2

Please have trash containers, recycling containers and yard waste (in yard waste bags) out by 6:00 A.M. by the edge of the street.

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 - chet.li.pick@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: khorvath@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)**

**CHECK OUT OUR WEBSITE
Tons of information you need and want!!
www.littleturtle.org**