

# Turtle Talk



February 2023

A Newsletter for Pickawillany Condominium Residents  
[.littleturtle.org](http://.littleturtle.org)

## **SECURITY CAMERAS**

The Board has approved the rules for security cameras. The following information has been added to our Residents Manual.

Exterior security cameras shall be permitted, to include Ring, Nest Blink, etc. doorbell cameras.

1. The size of cameras must be of similar size to that of Ring or Nest brand cameras, no greater than 5"x 5"x 6".
2. Cameras must be wrapped or painted either dark bronze or black.
3. Exterior cameras can only be mounted on the wood structure component or frame. Under no circumstances can any cameras be attached to the roofs.
4. The angle of the camera can only be pointed to observe the grounds/common elements and not be pointed at such an angle toward the window or door of any other Unit.
5. The angle of any exterior camera cannot be pointed as to violate the privacy of any other Unit. Interior cameras pointed to the outside grounds are also permitted following the angle of observations above.
6. Any and all damages caused by the installation of the security camera or cameras will be the responsibility of the Unit Owner.
7. Upon sale of the Unit, the camera must be removed at which time any damage must be resolved by the Unit Owner prior to the closing.

## **REAL ESTATE SALES 2022**

Pickawillany had 10 sales in 2022 with an average price of \$237,820. Prices ranged from \$190,000 to \$276,600.

Chippewill sold 14 units with an average price of \$227,950. Prices ranged from \$187,000 to \$270,000.

Both Associations were down in the number of sales in 2022 but prices were higher.

One real estate person talked with me about 2023 stating, "The overall market in Central OH should be very good again because we have so little supply and our economy will remain good especially due to Intel. "

## **REVIEW OF 2022 PROJECTS**

Following is a breakdown of the capital budget items for 2023. The GL codes are listed so you can find the items quickly on the December financials (<https://littleturtle.org/board-minutes/> ) password is pickcondo.

Fire Alarm System Upgraded - \$108,558 (GL9003)  
All building have been done. Garber Connect generously discounted the 2023 monitoring contract price due to the unexpected upgrades that had to be performed in 2022 and for their long business relationship with Pickawillany. Garber also supplied a "pizza" party for the community as well.

Wood Replacement - \$2592 (GL9004)  
Contractors Inc. - siding repair on chimney  
Foundation and Weep System repairs - \$82,000 (GL9008)

Garage door - \$14,680.00 (GL9012)  
Replacements of 14 doors total  
Concrete repairs/replacement - \$37,275 (GL9013)  
(\$19,000 is for work approved for 2021 but work was not completed until 2022)  
6 concrete patios, 6 sidewalk areas, 1 front entry area stoop, 2 garage floors

Landscaping - \$8,454.01 (GL9014)  
Blue Ring drainage work

Main Water Line Repairs - \$42,400 (GL9015)  
CST (8 total)

Gutters/Downspouts - \$9,025 (GL9025)

Building Repairs - \$29,469 (GL6590)  
Contractors, Inc. - wood replacement. Almost double of what was budgeted - includes the expense of structural engineer reports.

Gutter Cleaning \$9,500 (GL6590)

Total reserve expenses paid out in 2022 equals \$329,083.85. This information is to assist owners understanding of why fees increased to fund the reserves). The total reserve transfer in 2022 was \$314,000.00, which shows a \$15,083.85 difference that is taken from the existing reserves of 2021.

The Board negotiated & renewed the cable revenue sharing program with Choice Properties and recently received a check for the up-front unit door fee from them. The pool may be getting some new furniture out of the funds.

**Deborah Bowman**

Former Remax Realtor  
Little Turtle Resident since 1987  
Little Turtle Civic Association

- Advisory Board
- Newsletter Committee

**614-226-2007(cell)**

Email: [debbiebowman@debbiebowman.com](mailto:debbiebowman@debbiebowman.com)



**PRESIDENT'S COLUMN**

I can't believe we are almost into a quarter of this century!! It literally seems as though we were just entering the new millennium. 2000 marked the beginning of a new millennium or thousand year period. People were excited and apprehensive about what the new century would bring. The 1990's were prosperous years. Would the next decade bring the same? We are coming to the end of the first quarter of the 21st century and again everything will have been set in the first 25 years. Remember how afraid everyone was thinking that all the computer systems would crash or the rumor that the end of days was here? The Internet was starting to show its world-changing potential, everyone including your grandparents was turning to mobile phones. We are now watching our favorite shows via streaming platforms; AI is becoming a reality and not just a sci-fi story. When something isn't known we jump on our phones and use Google, Bing, or Edge to search for what we need to know. Everyone has a portal that you can enter into to find the status of your health, wealth, or turn in your assignments. Even our nearly 50 year old community utilizes a management company that provides us with a portal to help navigate through our account statements, important documents, and work orders.

If we were to snap our fingers and make a wish wouldn't it be nice to have a system in place that would display everything in real time with no delay? Or even better yet some magical algorithm that just knows when we have an issue with our basement, foundation, siding, walkway, etc. Unfortunately, our reality is everything needs to be reported and then placed on the list of things to do and then we have to wait until either our maintenance can come out to assess or if it's a big project- such as siding or concrete - we need to wait for the vendor to come out. We have another nasty reality: Is this just a simple maintenance issue or one that requires a complete rebuild of a wall or complete residing of a building?

My years on the Board have shown me that many things in our community rotate through cycles. One year we may have severe foundation issues, the next it could be waterlines, or sewer lines, the following year we end up with fizzles in our electric meter centers. Trying to plan and budget for what the community will need can be very frustrating when the target keeps moving and you can't guess correctly. The technology isn't out there yet that can simply tell us where our next catastrophe will be.

One of my favorite Ray Bradbury quotes is: "People ask me to predict the future, when all I want to do is prevent it. Better yet build it. Predicting the future is much too easy, anyway. You look at the people around you, the street you stand on, and the visible air you breathe, and predict more of the same. To hell with more. I want better."

- Hildegard Jones

*You must be the change you wish to see in the world.*  
- Mahatma Ghandi

**SUMP PUMPS**

As constructed, all units have a network of underground drains located beneath the basement floor. This network of drain pipes and the weep holes in the foundation blocks that feed these drain pipes is called the weep system. The weep system helps relieve water buildup beneath the basement floor and relieves water pressure from against the foundation wall. At the first sign of a wet or damp basement, Case Bowen should be notified.

In addition to the weep system, all units with below grade basements (units not located on the ravine) are equipped with a sump pump. The sump pump helps the weep system operate efficiently in heavy rains by rapidly discharging the water collected in the weep drains to an outside drain line or pit. Sump pumps that do not operate, or do not operate properly, allow water and silt to collect in the weep drains, and over a period of time the weep system may become clogged resulting in a wet basement. For this reason, owners are required to keep their sump pumps in proper working order.

While weep systems are Common Elements and the responsibility of the Association, weep system repairs to units caused by an inoperable sump pump is the responsibility of the Owner. Sump pumps with emergency backup are available.

**CHECK OUT OUR WEBSITE**  
**Tons of information you need and want!!**  
[www.littleturtle.org](http://www.littleturtle.org)



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**Darlene Slater**

ACCOUNT MANAGER

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614-471-7676 OFFICE

614-810-8994 TEXT

614-467-2031 FAX

darlene@mig247.com

800-421-3535 24 HOUR CLAIMS

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recommended that the cinder block be scrubbed and dry locked before the moisture barrier is installed.

*I've found that people will forget what you said,  
people will forget what you did,  
but people will never forget  
how you made them feel.*

*- Maya Angelou*

### **NOTES FROM THE FEBRUARY BOARD MEETING**

Delinquencies were \$25,757.91 as of December 31, 2022 - the majority belongs to one unit owner.

During the Plunkett's inspection of the Pickawillany community, termite activity was found at 5002-5008 Wintersong. Sentricon Sentry installed bait stations in addition to servicing existing bait stations at 5060-5078 Grasshopper. Contractor's Inc. performed siding repairs on Chuckleberry and two Smoketalk buildings the last week of November 2022.

K&G sent a proposal for Board to review and approve foundation repairs for 4967 Smoketalk; approved at a special meeting in December. They are waiting approval on permits from the City and working through an approval with the micropile engineers on the bracket for 4965 Smoketalk. K&G is to review the deterioration at 4999 Smoketalk. Beam repairs were completed at 4999 Smoketalk.

Garber completed the upgrades to our fire alarm equipment. CST performed water line repairs at 4965 Wintersong, 4917 Whistlewood and 4978 Smoketalk. Matrix Garage doors installed 10 new doors on Strawpocket.

### **DAYLIGHT SAVINGS TIME**

It's that time again - daylight saving time is March 12, 2:900 AM - Spring forward.

When told the reason for daylight savings time, the Old Indian said, "Only the government would believe that you could cut a foot off the top of a blanket, sew it to the bottom, and have a longer blanket.

### **BASEMENT WALLS**

If you see mold or water damage on your basement walls, it is your responsibility to fix it. When the condos were originally built, many owners chose to upgrade by having paneling installed on their basement walls. However, this paneling was installed without a moisture barrier installed between the cinder block and paneling thus allowing moisture to build up.

If this situation exists in your condo, you can remove the paneling and install a moisture barrier and then cover with new paneling or drywall. It is

### **REMINDERS**

1. All trash containers must be returned to the storage areas on the day of service. This is not optional.
2. Most limited common elements modifications, additions, repairs, and/or replacements must be Board approved. Any unauthorized modifications, additions, repairs, and/or replacements are subject for maximum \$100 enforcement charge and/or the cost of restoring the property to its original condition. Check the Resident's Manual for information and forms required before you start a project.
3. All dog owners are required to pick up after their dogs. The Association has installed doggie stations for the quick disposal of waste. Please use them.
4. All outdoor holiday decorations must be removed. Yes, it is now time to put them to bed. As noted in the December edition of *Turtle Talk*, all holiday decorations were to be removed by January 15th.
5. Contact A/R at Case Bowen with any payment questions - mbyers@casebowen.com.

### **HOW TO DISPOSE OF HOUSEHOLD HAZARDOUS WASTE**

Got old motor oil, batteries (including alkaline, computer, vehicle, etc.) fluorescent light bulbs (including CFL's), antifreeze, fire extinguishers, insecticides, rat poisoning, oil based paints, etc. Check out the information provided by Swaco on their website regarding the handling of hazardous waste - <http://www.swaco.org/195/household-hazardous-waste>

Latex and water based paints are not considered hazardous WASTE. Mix in an equal amount of absorbent material such as cat liter, sawdust, plaster of paris, oil-dri or a waste paint hardener which can be purchased at home improvement stores of Amazon. Then just dump in the regular.

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### **FOUNDATIONS AND ROOF LEAKS**

Q. When the interior of a condo has water damage as a consequence of a foundation issue or a roof leak, who is responsibly for the repairs to the interior of the unit?

A. Unit owners are responsible for the repair of their units, regardless of the nature of the repair. Example: If you have a roof leak, the Association is responsible for make timely repairs to your roof. However, any damage that the roof leak may have caused to the walls, furnishing on the interior of your unit are your responsibility. This applies not only to a roof leak but to foundation leaks. It is the responsibility of the Association to repair the crack in the foundation and damages to the concrete slab but any damages that the foundation issue may have caused to the interior walls, floor coverings, furnishings, etc. on the interior of your unit are your responsibility to repair. The damages to the interior of your condo should be claimed under your homeowners's policy.

Please place your work order through Caliber portal immediately or contact Case Bowen whenever there is water damage from roof or foundations. This save you money on further damages and saves the Association money and time by being able to address the issue immediately.

*When I was a kid I wanted to be older...  
This crap is not what I expected.*

### **SOCIAL COMMITTEE NEEDS YOU**

The Pickawillany Social Committee needs you. Our social events are in need of your support and help. I would like to see us again having a Happy Hour gathering, an annual picnic, Bingo nights, and more. We have fun planning and executing fun events and it's a great way to get to know your neighbors. Please call Lynda Nelson at 614-891-1132 or text at 614-507-3447 or email Ldn5060@gmail.com to volunteer your help (preferably before March 1st). Thanks.

- Lynda Nelson

### **DO YOU NEED PRE-APPROVAL?**

If you are planning any projects in 2023 requiring ARC approval, please send the required paperwork to Kathi Horvath at Case Bowen for referral to Linda Garlinger, chair ARC, for review. If you have any questions about your project and paperwork required, please check the Resident's Manual, pages 24-31.

### **WHO DO I CALL?**

If you detect a [gas order](#) in your condo, immediately call the Columbia Gas Company at [800.344.4077](#).

If you have [electrical problems](#) inside your condo, contact American Electric and Power (AEP) at [614.719.1000](#).

If the [security light](#) outside your condo is not working, enter a work order in the Community Pro portal or contact Case Bowen at [614.799.9800](#).

*The best thing about the good old days was that I wasn't good and I wasn't old.*

### **LOCK BOXES**

If you wish to have the code changed on the lockbox installed on the exterior of the condo, please contact Secure-A-Key directly at [secureakey@who.rr.com](mailto:secureakey@who.rr.com) or 937.408.8761. If there is a problem due to a malfunction, a warranty is in place against any mechanical defects; physical abuse of the lockbox is not covered.

New owners wanting to have the code reset for their use may contact Secure-A-Key to schedule an appointment. There is a fee of approx. \$69 for this service.

Only 9-1-1 has the codes. They supply them to the fire department and police upon request for entry.



#### **DEBI ABBOTT**

| Realtor

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**IMPORTANT DATES**

- 2/1 - Black History Month
- 2/12 - Lincoln’s Birthday
- 2/14 - Valentine Day
- 2/20 - President’s Day
- 2/22 - Washington’s Birthday
- 2/22 - World Thinking Day
- 3/1 - National Peanut Butter Lover’s Day
- 3/1 - Women’s History Month
- 3/12 - Daylight Savings Time Begins
- 3/17 - St. Patrick’s Day
- 3/18 - Awkward Moments Day

Garbage: Thursday 2/9, 2/16  
 Friday: 2/24, 3/3, 3/9, 3/17, 3/24, 3/31, 4/7  
 Recycling and Yard Waste: Friday - 2/10, 2/24, 3/10, 3/24, 4/7

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, Hildegard Jones and Lynda Nelson

Winter at Pickawillany



**PICKAWILLANY BOARD OF DIRECTORS**

- Hildegard Jones, President - [president@littleturtle.org](mailto:president@littleturtle.org)
- Linda Garlinger, [vice-president@littleturtle.org](mailto:vice-president@littleturtle.org)
- Marvin Blank, Treasurer - [treasurer@littleturtle.org](mailto:treasurer@littleturtle.org)
- Linda Rowell, Secretary - [secretary@littleturtle.org](mailto:secretary@littleturtle.org)
- Eric Murphy, Director - [eric@littleturtle.org](mailto:eric@littleturtle.org)
- Keith Shibani, Director - [kshiban@hotmail.com](mailto:kshiban@hotmail.com)
- Chet Durham, Director - [chet.lt.pick@gmail.com](mailto:chet.lt.pick@gmail.com)

**MAINTENANCE PERSONNEL**

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

**IMPORTANT TELEPHONE NUMBERS**

- Emergency Fire or Police .....9-1-1
- Bulk Pick Up ..... 614.645.3111
- Caliber Portal: [https://frontsteps.cloud/CaliberWeb2\\_CaseBowenCo#!#%2F](https://frontsteps.cloud/CaliberWeb2_CaseBowenCo#!#%2F)
- Case Bowen - Kathi Horvath ... 614.799.9800
- Email: [khovath@sentrymgt.com](mailto:khovath@sentrymgt.com)
- 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 ..614.645.4545
- Columbus Police Department .....614.221.2345
- Columbia Gas Hotline ..... 800.282.0157
- Crime Reports: [www10tv.com/crimetracker-10](http://www10tv.com/crimetracker-10)
- Garber Connect (After Hours) ... 614.212.7900 #2
- Secure-A-Key (Lockboxes) ..... 937.408.8761

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