

Turtle Talk

October 2023

A Newsletter for Pickawillany Condominium Residents
www.littleturtle.org



REMINDER AND CLARIFICATION

The Board has decided to meet monthly, with even numbered months including Capital Property Solutions via Zoom and odd months without CPS in attendance at the Clubhouse. CPS's contract calls for six meetings per year, inclusive of the annual meeting which leaves two meetings by June 2024. CPS did physically attend the meetings in June and August and budget meetings even though their contract states that all evening meeting will be held by Zoom. Following the August meeting, CPS stated they will follow the contract for safety reasons and all board meetings will be held by Zoom (except the annual meeting).

The meetings are held on the fourth Wednesday every month at 6:30 PM, executive session at 6:00 PM. To make this easier to follow, see the following breakdown.

MEETING WITH CPS THROUGH MAY 2024 - The next meeting is October 25 at 6:30 PM.

CPS will announce the Zoom address to the community the day of the meeting. Note that May is our annual meeting and will be held in the park beside the clubhouse with CPS in attendance.

BOARD MEETINGS WITHOUT CPS THOUGH MAY 2024 - November 2023, January, February, March, April 2024 Board meetings at the Club House at 6:30 PM. Note that May is our annual meeting and will be held in the park beside the clubhouse with CPS in attendance.

BOARD NEWS

Due to the lack of professional courtesy and sense of decorum from a few board members who appeared to believe they were minority members of the US House of Representatives, the August meeting was in disarray. The September meeting went a little better. There were 12 residents present, but they were not given the opportunity to talk.

A financial committee and a separate siding committee were approved by the Board; if anyone has any interest in being on either committee, please advise the Board. They also passed a new collection policy that simplifies the wording. Information will be available in future TT and in the Residents Manual.

The Board changed the association insurance to Bowers Insurance Services Agency, Inc as the provider with Allianz and Ascot Insurance Companies as the Insurers Affording Coverage.

The pond maintenance contract was renewed with Aqua Dock. Reiche Brothers' contract for landscaping was also renewed.

Residents will be given time to speak following the business meeting at future meetings.

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 by November 1, 2023. Owners may check the CPS portal **AFTER** November 15th to see if it shows a "Reimb Electric" item and the credit amount. If necessary, owners may email CPS at admin@cpscolumbus.com. Obviously, it's more efficient - and saves time - to check through the portal. The owners involved may deduct the amount of the lighting reimbursement from their December Association fees.

BUILDING ONE

Building One (4947 to 4955 Smoketalk) is finally almost done. The Board decided to use composite siding on this building only because of the lack of ease for any siding repair especially on the backside of this building along with the potentially high cost for making repairs in 2022.

The board decided in April 2023 to accept Allphase's 2022 bid at \$131,192. The delay was created when the composite siding that was initially chosen by the Board was no longer available, and Allphase had to get an alternative.

The residents must be very proud of how nice their building looks now - and thankful the noise has ceased.

COMMON COURTESY

Some days it is harder than others to live in a condo community - like when your neighbor decides this is the perfect time (and maybe the only time they have all day) to use their power tools outside and you decide it is the perfect time to sit outside in beautiful weather and enjoy the peace. A collision course is going to occur.

Being able to talk to your neighbor then becomes a godsend moment. Perhaps they can do their work an hour or so later or the next day. Or perhaps you need to accept that the work your neighbor is doing must be done when he/she has the opportunity. Then you can give in and enjoy your peaceful day at another time.

Keep in mind that we live close together and must compromise from time to time.

*I'm only responsible for what I say -
not for what you understand.*

SEAL COATING

Now that Smoketalk, Strawpocket, and Wintersong have been seal coated, we can all view the difference in the beauty and comfort of the road.

Seal coating preserves the asphalt thus preserving our investment. A regularly scheduled seal coating program will more than double the life of the asphalt, saving significant dollars down the line. Instead of having to pay thousands of dollars for new pavement, it is more cost effective to spend only pennies on the dollar per square foot to maintain.

Let's hope the board decides to budget the cost of seal coating Chuckleberry and Whistlewood for 2024. We shall see ...

*Sometimes you meet someone
and you know from the first moment
that you want to spend your whole life
without them*

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 yard waste date. Dried leaves on decks, balconies and courtyard are a fire hazard. Please sweep up!
- 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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satisfied Real Estate customers!*

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*Try to live your life in a way that you will not regret
years of useless virtue and inertia and timidity.*

Take up the battle, take it up!

-Maya Angelou

DAMAGED GARBAGE CONTAINERS

If your garbage container or recycling bin is damaged - holes, missing lid, etc. - contact the refuse container department for the City of Columbus at 311 or 614.645.3111 or www.new.columbus.gov. They will need the serial number on the side of the container and a full description of 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.

DAYLIGHT SAVINGS TIME

Daylight savings time ends Sunday, November 5, 2023 at 2:00 AM. Time to go backward.

PREVENT A FALSE FIRE ALARM

When construction work is being done on your condo - big or small, the dust and vibrations may set off our fire alarm system. To prevent this, contact Garber Connect 614.212.7900 and request your building's fire alarm be put test mode for the day. If your project is set for more than one day, provide them with the date of the completion of the project. This should be scheduled ahead of time.

It is your responsibility to tell your neighbors that the building's fire alarm system is in test mode and for them to call 9-1-1 if they detect any signs of a fire. It is also your responsibility to advise Garber when the work is completed and request the system for your building be put back in active status.

CLOSE THOSE DOORS

Both doors to the swimming pool/clubhouse (outside door and door to the swimming pool) are **not allowed to be propped open at anytime** per code, not with a door stopper or garage can or anything.

If someone is unloading/loading and must prop the door open, the door must be shut immediately after the loading/unloading process is completed. Chapter 3701-31 Ohio Administrative Code.

It is important to avoid violations. It is very important that we not lose our pool license to the only amenity we have.

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 at 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.

REMEMBER ELECTION DAY NOVEMBER 7

Register to Vote Deadline: 10/10/23

Absentee Ballot Due - 10/31/23

Early Voting Begins: 10/11/23

General Election: 11/7/23 - 6:30 AM - 7:30 PM



ELECTRIC CARS

Be aware that when you are walking in our community or anywhere you may not hear electric cars coming up behind you the way you can a gas car - the electric cars are almost silent. Same applies to hybrids. Something we praise and now curse.

Hopefully, the driver of the electric car is alert but don't depend on that. Be more alert and be careful.

Chippewill & Pickawillany 1st Annual

TRICK OR TREAT

**Saturday October 21st
6:00 pm-8:00 pm
Set up in Garages**



**EMAIL CHIPPERCHIPPEWILL@YAHOO.COM
IF YOU PLAN TO BE A GARAGE PARTICIPANT**

THINKING OF SELLING YOUR CONDO?

1. Provide the new owner with a list of modifications that have been made to the condo, such as expanded deck. When an expanded deck is built, for example, the ownership of the deck passed to the owner through perpetuity. The new owners 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 resolved. 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 by the owners - fencing issues, large holes in the siding, etc. When the repair for these items falls within the Association's responsibility (such as insect problems, loose boards or holes in siding, or fencing problems), the owner should place the work order through the CPS portal noting that they are putting the condo up for sale. Our maintenance staff will try to get to these issues quickly.
4. When the inspection on your condo is done and issues turn up that need addressing that involve the Association, place the work order in the portal stating that this issue turned up on the inspection and maintenance will try to give them priority.

CALL 3-1-1

Want to get more police action in Little Turtle? The City of Columbus is statistics-driven, so to get more police attention, the City needs to see the numbers. This means: Call 3-1-1 to report speeding and minor crimes - specific information is not required (i.e. license plate numbers, car description, etc.) The more residents report speeding, etc. in our neighborhood, the more statistics the City obtains, the more likely Little Turtle will receive attention. Report car theft, car break-ins, speeding. (Remember that Blue Jacket are through-streets and speed bumps or other speed deterrents cannot be installed.)

When you call 3-1-1 to submit a request for service or to report a problem, the reports are all recorded and a city manager is responsible for responding to each. Reports are put into database for City's statistics; they react or respond on basis of need from these statistics. The City of Columbus is numbers-driven based on this reporting.

**Call 3-1-1 or 614.645.3111 or 614.645.4545
Mon-Fri 7 AM to 7 PM.**

CALL 9-1-1

Emergency? Call 9-1-1 to get police, fire or medical help to you as quickly as possible.

Connection Referral Real Estate Network Co.

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



*Nothing in all the world is more dangerous than
sincere ignorance and conscientious stupidity.*
Martin Luther King Jr.

ATTIC INSULATION

The Department of Energy estimate that 80 million homes in the US are under-insulated and wasting energy in the US. Following a snow fall is a good time to check your attic insulation. If you have good attic insulation, there should be a layer of snow on your roof - depending on the wind. A well insulation home will be much easier to heat and cool as it keeps the heat from escaping through your roof.

The recommended R factor Columbus is 38. The insulation will not only cut your heating and cooling bill but will reduce the chance of ice dams. Be certain the insulation you purchase is fireproof and moisture resistant. There are many companies in the Columbus area handling attic insulation - rolled balls blown fiberglass, foam spray and cellouse. Most of the companies will do a free inspection on the amount of insulation presently in your attic. If the company you call will not provide a free inspection, you may want to contact another company.

IMPORTANT DATES

10/9/23 - Columbus Day
10/25/23 - Board Meeting 6:30 PM Zoom
10/28/23 - National Chocolate Day
10/31/23 - Halloween
11/5/23 - Daylight Savings Time Ends
11/7/23 - Election Day
11/11/23 - Veterans Day
11/14/23 - National Pickle Day
11/23/23- Thanksgiving Day

Refuse Collection:

Friday - 10/12, 10/19, 10/26, 11/2, 11/9,
11/17, 11/27
Monday- 11/27, 12/4

Recycling Collection:

Friday - 10/13, 10/20, 10/27, 11/3, 11/17
Saturday-11/11, 11/25
Friday - 12/1, 12/8

Yard Waste - Friday - 10/20, 11/3, 11/17, 12/1,
12/8

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, Darlene Slater,
Linda Rosier

PICKAWILLANY BOARD OF DIRECTORS

Linda Rowell, ([President](#))
Marvin Blank ([Treasurer](#))
Chad Whitaker ([Secretary](#))
Eric Murphy ([Director](#))

MAINTENANCE PERSONNEL

Ronier Fernandez, Supervisor
Fred Hoelzel, Part-Time

IMPORTANT TELEPHONE NUMBERS

Emergency Fire or Police9-1-1
Bulk Pick Up 3-1-1
Capital Property Solutions 614.481.4411
Fabiola Munarez - Property Manager
Email: admin@cpscolumbus.com
Portal: portal.cpscolumbus.com
Emergency after hours: 614.481.4411 #1
City of Columbus Service Center3-1-1
Columbus Fire-Non Emergency ..614.645.4545
Columbus Police Department614.221.2345
Columbia Gas Hotline 800.282.0157
Crime Reports: www.10tv.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
CPS PORTAL (preferred method)
OR CPS**