

Turtle Talk

June 2024

A Newsletter for Pickawillany Condominium Residents
.littleturtle.org



ANNUAL MEETING

The 2024 annual meeting had a good turnout with approximately 36 owners voting. The meeting was led by Arnold Barzak of CPS. The minutes from May 2023 were approved and the treasurer's report reviewed. Officer Brown from the 6th Precinct of the Columbus Police addressed crime in our area. He stated that overall crime in our neighborhood has gone down. There were two attempted break-ins in Pickawillany. One was a known person and the other was not. No entry was made on either case. He emphasized the three steps to preventing theft from your car: Lock your car. Take your keys. Hide your stuff.

Arnold assured everyone that the turnover of the condo management to Apogee will be smooth. Zee Shaheen from Apogee Property Management also spoke advising they had been learning about our condo association slowing from the Board for several months and are looking forward to a smooth transition.

Congratulations to Linda Rowell, Marvin Blank and Eric Murphy for being reelected to the Board. The Board met following the annual meeting to elect officers.

Our 2024-2025 Board of Directors:

Linda Rowell - President
Bill Hernan - Vice President
Chris Sherman - Treasurer
Darlene Slater - Secretary
Eric Murphy - Director
Chad Whitaker - Director
Marvin Blank - Director

NEW ASSOCIATION MANAGEMENT

As of June 1, our new association management company is Apogee Property Management. Apogee sent out very thorough welcome packets mid-May. Ziad "Zee" Shaheen will be our manager, and he was present at the annual meeting.

To request maintenance services, email a photo and description to administration@apogeepm.com or call 614.725.3095. **Work orders will not be opened without a photo.** You can also request maintenance through the owners web portal: Condoweb.app.

WHERE DO MY CONTRACTORS PARK?

The best option is your spare parking space. The second option is for them to park in front of your garage. The third option is to ask your neighbors if you may use their spare parking space for a short period.

But contractors usually want to park in front of your door to allow them to lug their equipment in and have access to their tools. If this is the case, notify your neighbor your contractor will be there so you can avoid blocking someone else's parking space. **Key to all of it is communication.**

SWIMMING POOL

The pool opened May 25, 2024. The pool rules are posted at the pool and on our website under [http://littleturtle.org/pool - clubhouse](http://littleturtle.org/pool-clubhouse). It is very important to review the rules for the smooth running of the pool.

1. The grill is available for everyone. The resident using it is responsible for cleaning it after each use.
2. Please let Apogee Property (614) 725-3095 or administration@apogeepm.com if you plan to use the grill so the gas level can be checked. There is no one available on the weekend to purchase more propane.
3. The top of the hour will be set aside for lap swimmers. All others should exit the pool for a period of 15 minutes. The pool clock will help serve as a reminder.
4. Do not prop entry doors open at the pool. Pool key cards are to keep out anyone who is NOT a member.
5. Residents using the pool need to keep it clean, including rest rooms. Be considerate of the next person.
6. OBSERVE THE PARKING RESTRICTIONS ON CHUCKLEBERRY. You never know when a fire truck may need to get by.
7. If you do not have a key card, please contact Apogee Management. If you lose your card, there is a replacement charge of \$25.00.
8. Swimming Pool Hours: 9:00 AM - 9:00 PM daily. Pool rule violations are subject to a \$50 per day enforcement charge and/or suspension of all pool privileges for the swimming season. Unauthorized pool use is subject to a \$50.00 fine and possibly other penalties.

BEAUTIFUL GARDENS

April showers certainly brought us May flowers and, hopefully, May showers will bring even more June flowers.

Our residents have all been busy making their garden areas beautiful and they have been successful. We thank every gardener for their hard work!

REMINDERS

- All trash containers including recycling must be returned to the storage areas on the day of service. *This is not optional.*
- 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.
- Dogs are required to be on leashes per the Ohio Revised Code Section 955.22 which outlines the do leash law. This law also holds dog owners strictly liable for any injuries or damages caused by their dog, regardless of whether the dog is on a leash. Fines run for \$250 for first offense up to \$1000 for the third offense and you may be required to surrender your dog or face criminal charges. Report any incidents to annual control at 311 or the police at 911.

Not to brag or anything, but I can forget what I'm doing while I'm doing it.

HOW TO DISPOSE OF HOUSEHOLD HAZARDOUS WASTE

Do you have old motor oil, batteries (including alkaline, computer, vehicle, etc.) fluorescent light bulbs (including CFL's), antifreeze, fire extinguishers, insecticides, rat poisoning, oil base paints, etc. Check out the information provided by Swaco on their website regarding the handling of hazard 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 litter, sawdust, plaster of paris, oil-dri or a waste paint hardener which can be purchased at home improvement stores of Amazon. Then dispose of in the regular trash. Or donate any left over paint to Habitat for Humanity.

STAIN AND SEAL PROGRAM

A reminder: July is set for the start of the staining of the wood for building 6D (4998-5008 Smoketalk) by Deck Rescue. The building was repaired in 2022.

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, Apogee Property Management 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.

LIMITED COMMON ELEMENT MODIFICATIONS

Limited common element modifications, additions repairs and/or replacements must be made with Board approval. Any unauthorized modifications, additions, repairs's and/or replacements are subject to a maximum \$100 enforcement charge an/or the cost of restoring the property to its original condition.

Check for information and form requirements in the Resident's Manual before beginning a project.

KUDOS

Many residents have stepped up to fill in during the absence of maintenance personnel. **Linda and Tony Rowell** cleaned the doggie stations once, **Matt Wyatt** did them until May 29th. **Matt Wyatt, Jon and Amy Denk, Fred Black, Eric and Deb Murphy, Marvin Blank, Bill Hernan, and Darlene Slater** set up the furniture around the pool and planted the trees and flowers in the pots. **Hildegard Jones, Linda Rowell and Eric Murphy** set up for the annual meeting. **Thomas Ferguson** arranged for a women to cleaning the bathrooms at the swimming pool.

NEW MAINTENANCE SUPERVISOR

Thomas Ferguson, owner of 4Hammer, has been approved by the Board as the new maintenance supervisor. He has been making repairs to the swimming pool tiles, removing dead animals, and sealing cracks in the concrete as well as taking care of many work orders.

Many people may have seen him driving around the community in the Gator with his assistant.

DO YOU NEED PRE-APPROVAL?

If you are planning any projects in 2024 requiring ARC approval, please send the required paperwork to Carly Osburn at Apogee Property Management 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.

Nothing refreshes my memory of what I need from the grocery store like getting home from the grocery store.

WHO DO I CALL?

If you detect a **gas odor** 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 for Apogee at **Condoweb.net** or call Apogee at 614.725.3095

SUMMER GRILLING

It's time for cooking out but ... let's be careful. We want to enjoy our meals without inviting the fire department.

- Grills (charcoal, butane, natural gas, propane) are permitted within a minimum safe distance of not less than 10 feet from any combustible surface or overhang.
- Attend the grill at all times while it is being operated. Have a fire extinguisher readily available.
- Make sure the charcoals are completely extinguished or the gas completely turned off when grilling is completed.

Fire pits and camp fires are not permitted in our community and are not permitted and are in violation of the City of Columbus Fire Code. Note: "Any damage incurred to the unit, surrounding

units, common or limited common properties due to the operation of an open flame device is the unit owner's responsibility.

BULK PICKUP

Some items are just too large to fit in your trash container - such as old torn furniture, carpeting, mattresses, old chairs, etc. Residents should contact the City's 311 Customer Service to schedule a bulk pick up or online at <http://www.311.columbus.gov>.

NO BULK ITEMS WILL NOT BE COLLECTED UNLESS THE RESIDENT SCHEDULES COLLECTION ON LINE OR CALL 311 OR 614.645.3111.

Do not place items by the street until the day of the bulk pickup.

GOING ON A SUMMER VACATION?

If you are planning to be away from 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 until 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 entrance.
- Leave the entrance key in your lock box. Be sure your lock box is registered so 911 can advise the fire or police department your code to access your unit and avoid the front door being forced open.
- Use timers for lights, television and sound systems to turn them on/off at different times of the day/night, giving your home a lived-in look while you are away.

AIR CONDITIONERS

Window air conditioners are not allowed in the association.

Remember to have your HVAC unit inspected. Here are a few things to check before you call for service.

- Check the batteries in 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 refrigerate.
- Check the air filter. It should be changed periodically as required by your individual usage.
- If your unit is not working, check the breaker before contacting a pro.

NEED NEW SLIDERS?

When you are considering purchasing new sliders, please coordinate with the maintenance department so framing, flashing and all rotted wood can be inspected and addressed before the new installation.

This is very important. If this does not happen and rotted wood is noticed later, the homeowner will need to hire a contractor to remove the new window before the maintenance can fix the problem.

Remember, When you are considering new sliders to check the Residents Manual, littleturtle.org, page 27 Windows and Sliding Door Replacements, for a full listing of specifications and a recommended list of vendors.

Before you assume, learn the facts.
Before you judge, understand why.
Before you hurt someone, feel.
Before you speak, think.

LINKUS

LinkUS is our region’s proactive transportation and growth plan — collaboratively created by COTA, the City of Columbus, the Franklin County Board of Commissioners and the Mid-Ohio Regional Planning Commission (MORPC) — to accommodate this major population growth by expanding COTA transit service and other transportation options, like sidewalks, bike lanes and trails, throughout the region. This investment into our region’s transportation system will create more walkable, connected communities and increase opportunity for all.

There would be an additional sales tax of 0.5%. COTA already has a temporary sales tax of 0.25 that expires next year, so this would ensure that the 0.25 tax continues after the expiration date plus the new 0.5% increase. If approved by voters, the ballot measure would provide an estimated \$6 billion in new revenue to support LinkUS.

The Central Ohio Transit Authority on Wednesday approved ballot language for a 0.75% sales tax that will go before voters this fall in Franklin County and parts of Delaware, Fairfield, Union and Licking counties, according to a resolution.

Darlene Slater

IMPORTANT DATES

- 6/16 - Father’s Day
- 6/19 - Juneteenth
- 6/20 - Summer begins
- 6/24 - St. Jean Baptiste Day
- 6/26 - Closed Board Meeting**
- 7/4 - Independence Day
- 7/16 - Ashuna begins at sundown
- 7/24 - **Board Meeting, 6:30 PM, Cubhouse**

- Garbage** - Monday - 6/3, 6/10, 6/17,
Tuesday - 6/25, 7,2
Wednesday - 7/10, 7/17, 7/24, 7/31

- Recycling** - Saturday - 6/1, 7/6
Friday - 6/7, 6/14, 6/21, 6/28, 7/19,
7/26, 8/2

- Yard Waste** - Friday - 6/14, 6/28, 7/12, 7/26

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 Darlene Slater

PICKAWILLANY BOARD OF DIRECTORS

- President: Linda Rowell, president@littleturtle.org
- Vice President: Bill Hernan
vicepresident@littleturtle.org
- Treasurer: Chris Sherman,
treasurer@littleturtle.org
- Secretary: Darlene Slater,
secretary@littleturtle.org
- Director: Marvin Blank, marvin@littleturtle.org
- Director: Eric Murphy, eric@littleturtle.org
- Director: Chad Whitakker, Chad@littleturtle.org

IMPORTANT TELEPHONE NUMBERS

- Emergency Fire or Police9-1-1
- Bulk Pick Up 3-1-1
- Apogee Property Management 614.725.3095
Carly Osburn, Ofc. Mgr.
Email: administration@apogeepm.com
Portal: condoweb.app
- 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 APOGEE WITH A PHOTO 614.725.3095

**Email: administration@apogeepm.com
Portal: condoweb.app**