

# Turtle Talk

December 2025

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



## **2025 COMES TO A CLOSE**

Maintenance fees are part of condo life, and they actually make a lot of sense. Just like an individual homeowner has to pay for expenses beyond a mortgage (both day-to-day ones like lawn care, and long-term examples like driveway repair), condo owners have to pay for their share of these projects in a condo community. If you think about it, food prices go up, utility prices go up, and gas prices go up, and the expenses the Association faces are going up as well.

It is very difficult, if not impossible, to set up a yearly budget that includes all contingencies. Things happen, more extensive work on a project is required than originally thought, therefore, there are some "over budget items" noted in the August 31 year to date financials.

There have been multiple emergency waterline repairs for a cost of \$32,000 as of the August 31st 2025 financials, which was an increase from \$4,525 during the same period in 2024. The Stain and Seal which is shown as Capital Painting/Staining was not budgeted and shows as over budget by \$28,734. The pool had repairs made that were not accounted for as well as the pump room which the entire floor replaced for safety as well as security for the equipment. A Capital Foundation expense is listed for \$23,029 under variance. There was an insurance claim of \$26,253 which is a non-budgeted item. Most of these items make up the \$147,703 variance shown in the August 2025 Income and Expense Comparative Statement.

- Hildegard Jones

## **SNOW BIRDS**

If you are leaving for a warmer climate, be sure to take the following precautions.

1. Turn your thermostats down and put fresh batteries in the electronic thermostat.
2. Shut off your water at the main water supply, draining water from the system and appliances.
3. Turn your hot water heater down to "vacation" setting.
4. Secure your house including the sliding doors.
5. If possible, use a programmable timer for your interior lighting.
6. Leave a key and an emergency phone number with a friend.

## **HOLIDAY DECORATIONS**

Our residents certainly released their "creative child" while decorating our community. It looks beautiful with all the holiday decorations shining. Thanks to all of you who took the time and energy to do the hard work and decorate the outside of your condos.

All decorations must be removed by January 15th.

## **ASSOCIATION FEES INCREASE**

The Board of Directors reviewed the 2025 financials and planned for 2026 bearing in mind several major objectives for the Pickawillany Community.

- The need to continue the improvements and maintain the property and secure the values of the unit owner's investment.
- Continuing to fund the reserve account to be used toward further major capital expenditures which will consist of foundations, gables. Cedar siding and staining.
- Recognize the economic reality of 2025 and keep any necessary fee increase to a minimum while fulfilling the fiduciary duties of the Board.

The Board reviewed the 2025 costs and discussed increased costs. There are increases that we cannot control, such as water, gas, electric, and sewer. The need to have our reserve account strongly funded for future projects, such as foundations and cedar siding and staining, tipped the Board in favor of a 11-1/2% fee increase.

The approved 2026 budget is posted on our website ([www.littleturtle.org](http://www.littleturtle.org)) Documents, Board Minutes & Financials. Password is pickcondo.

- Linda Rowell

## **VOLUNTEER TO BE SANTA's HELPER**

Feel free to shovel your neighbor's sidewalk and path to the garage and become the hero of your building.

[Calling all volunteers for snow patrol.](#)

Darlene Slater is organizing a list of volunteers to assist with shoveling snow for residents unable to do so. Please email Darlene at [darslater2@gmail.com](mailto:darslater2@gmail.com).

If you would like a visit from Santa's helper Darlene know.

## **DELIVERIES**

Owners expecting a delivery of a large item, e.g. refrigerators too large to fit through the standard entry way, are requested to place a work order for the removal and replacement of a section of the patio fence at least 7-10 working days before the delivery date.

*Those people who think they know everything are a great annoyance to those of us who do.*

-Issac Isomov

## **BE ALERT**

Pipes are at risk of freezing when temperatures drop below 32 degree Fahrenheit, but most commonly at 20 degrees and below. Be sure you leave water dripping in the faucet attached to an outside wall.

**DO NOT FORGET TO DRAIN YOUR HOSE BIB.**  
Remember: the outside spigots are the condo owner's responsibility.

## **NOTES FROM SEPTEMBER BOARD MEETING**

Garber's fire inspection and monitoring contract 2026 was reviewed and accepted. AquaDoc 2026 proposed renewal was reviewed and accepted.

Apogee reminded the unit owners to use the web portal and highlighted a few features. In addition, Apogee also reminded everyone that the association deductible for the master policy has increased to \$50,000, and owners should let their insurance agent and carrier know.

Apogee presented the proposed 2026 Estimated Budget and walked the Board through the proposed expenditures by line item. The analysis was sent to the Board for them to review in more detail and to finalize before October 15, 2025.

The pool room proposal from Smart Level was shared; the matter was tabled to allow Linda and Thomas to get proposals to replace the floor in its entirety in the pump room vs. leveling it.

## **SNOW AND ICE SEASON**

It is the residents responsibility to clear their own sidewalks as health and safety permits. If you are unable to clear your sidewalk due to health issues, contact Darlene Slate [darslater2@gmail.com](mailto:darslater2@gmail.com), to make arrangements with volunteers to help out.

The Association is responsible for snow removal from lanes and parking areas when the snowfall is 2" or more.

*Disagreement is one of the joys of freedom.*

## **HOW TO AVOID ELECTRICAL PROBLEMS**

Enlighten yourself with these tips so you can be an aware homeowner and alert to dangerous electrical problems that need to be fixed by a licensed residential electrician.

1. Throw a birthday party. It's good to know how old your home is and to celebrate its birthday with an electrical safety inspection. Older homes weren't built to handle the electrical load our contemporary lives carry.
2. Understand the breakers. These guys are your friends, even though you may find their interference irritating when they trip. They're trying to tell you something, and it is usually that you have too many appliances or gadgets connected to the same circuit. Reconfigure your appliances, and if the breakers keep tripping, get help from an electrician.
3. Make friends with your fire extinguisher. The only safe way to extinguish an electrical fire is with a fire-retardant chemical fire extinguisher. Never use water; it conducts electricity. Keep extinguishers on each level of your home and know how to use them and when to replace them.
4. Feel your outlets. Place our hand on the outlet - warm or hot outlets point to trouble. A warm outlet could mean one of several dangerous situation is brewing: an electrical load on this circuit is too high, wiring is melting, wiring isn't up to code or is loose. Also, note if the outlets don't hold plugs, or if the outlet itself is loose on the wall. Replace any two-prong outlets with grounded three pronged outlets. Any outlet near water should be switched to code correct GECI outlets. Call an electrician to handle these issues.
5. Keep an eye on the lights. Flickering lights could mean you need to repair or replace your electrical panel, or you have too many appliances plugged into one circuit. Don't ignore this issue.
6. Professional electricians receive years of training and on the job experience before the state grants them a license. Use discretion when attempting your own electrical work. To make sure all the electrical systems in your home are safe, up to code and working as they should, hire a trusted electrician to handle the job.

## **FENCING AROUND GAS METERS**

When you contact the gas company for a meter repair or replacement, please place a work order in condoweb.app first and ask for the fence to be removed before placing the service call.

Unfortunately, the gas company does NOT inform residents ahead of time that they will not work on meters in enclosed areas. Therefore, you need to allow our property management team adequate time to schedule this work.

Owners should place another work order when the gas company has finished repairs to request the replacement of the fence.

## **CHRISTMAS**

It's the largest celebrated holiday around the world, now recognized on every continent. And whether or not we embrace how it got to those continents, the fact is that more than two billion people are now estimated to celebrate it in over 160 countries—with at least some level of intention.

As a distinctly Christian holiday, its traditions also derive from pre-Christian traditions, like the banquets the Romans threw during Saturnalia when upper class members gave gifts to their servants or like the Norse Yule when the traditional yule log was burned in bonfires and home hearths.

These global customs are now baked into many versions of the holiday the world over — though some customs are truly unique: In Australia, the late-December/Orthodox-early-January holiday is situated in the country's summer season, so Christmas carols are often sung in large groups on the beach and steeped in summer fare like "fairy floss" and "fairy bread" (cotton candy and a nationally-known sweet that's a simple combination of white bread spread with butter and dusted with sprinkles).

Faith, hope, love, joy, peace and charity: These qualities are baked into all Christmas celebrations on every continent ... and even the North Pole.

## **FINANCE COMMITTEE**

The Board is discussing establishing a Finance Committee. Sounds like a great idea. If you are interested, please contact the Board at [pickawillanyboard@littleturtle.org](mailto:pickawillanyboard@littleturtle.org)

## **GRATITUDE FOR VOLUNTEERS AND MANAGEMENT**

Thanks to our Board of Directors. They are the ones putting in the hours to make sure our association is running smoothly, maintenance is being done timely, costs are held down, and rules are obeyed. They are all volunteers.

Thanks to the ARC/Grounds and the Communications Committee members. All have done a great job this year.

Thanks to all the volunteers in our community who have helped with snow clearing, painting garage doors and other jobs. Great job stepping up.

Thanks to Apogee Property Management. Apogee's personnel take all the calls from our residents regarding maintenance, financials matters, etc., obtaining bids from contractors, and making certain everything is running smoothly.

## **FRIENDLY REMINDERS**

- How long has it been since you had your furnace checked?
- Insulate pipes to prevent them from freezing during winter months.
- Are you aware you can visit the Pickawillany website - [littleturtle.org](http://littleturtle.org) - to locate parking maps and parking spaces for your condo?
- The poop fairy has gone South for the winter. That means you are responsible for picking up your dog's waste.
- Remember to update information with the Property Manager. In the event of an emergency, the Association needs the owner's/occupant's name, mailing address, contact phone numbers, email address, etc. A form is available through our property manager - Apogee Property Management 614.725.3095 or email to [administration@apogeepm.com](mailto:administration@apogeepm.com)

*Always forgive your enemies;  
nothing annoys them so much.*

— Oscar Wilde

**IMPORTANT DATES**

12/12 - Feast of Our Lady of Guadalupe  
12/14 - Hanukkah  
12/18 - International Migrants Day  
12/21 - Yule  
12/21 - Winter Solstice  
12/24 - Christmas Eve  
12/25 - Christmas  
12/28 - National Chocolate Candy Day  
12/31 - New Year's Eve  
1/1 - New Year's Day  
1/19 - Martin Luther King's Day  
1/21 - National Squirrel Appreciation Day

**PICKAWILLANY BOARD OF DIRECTORS**

(Click on your selection.)

Linda Rowell (President)

Rick Stephens (Vice President)

Vacant Position (Treasurer)

Darlene Slater (Secretary)

Marvin Blank (Director)

Eric Murphy (Director)

Nate Fulton (Director)

Board of Directors Group Email:

[pickawillanyboard@littleturtle.org](mailto:pickawillanyboard@littleturtle.org)

**IMPORTANT TELEPHONE NUMBERS**

Emergency Fire or Police ..... 9-1-1  
Bulk Pick Up ..... 3-1-1  
Apogee Property Management 614.725.3095  
Aryn Malenky, Ofc. Mgr.  
Email: [administration@apogeepm.com](mailto:administration@apogeepm.com)  
Portal: [condoweb.app](http://condoweb.app)  
City of Columbus Service Center ..... 3-1-1  
or 614) 645-3111  
Columbus Fire-Non Emergency ..614.645.4545  
Columbus Police Department .....614.221.2345  
Columbia Gas Hotline ..... 800.282.0157  
Crime Reports: [www.10tv.com/crimetracker-10](http://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**  
**Email: [administration@apogeepm.com](mailto:administration@apogeepm.com) or**  
**Call 614.725.3095**  
**Portal: [condoweb.app](http://condoweb.app)**

**May the peace and blessings  
of Christmas be yours,  
and may the coming year  
be filled with happiness.**

**Dear Santa, I am really good at being  
naughty.  
Does that count??**