

We thank those who serve  
to protect and preserve  
our independence.  
Happy Independence Day!

## CHIPPEWILL COMMUNITY NEWS

*A newsletter of the Chippewill Condominium Association*

June 2018

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### Board Members

Welcome to our newest board members: Kelly Castle, Caroline Ellis and Gayle Snyder, all formally appointed as Directors at the board meeting in late May. The three women will serve on the board with Ralph Gordon, Vice President; James O'Donnell, Secretary; and Ron Wilinski, Treasurer. The Board also recently accepted the resignation of Nancy Hauck, and welcomes back Wendy Fenneman as Director. Want to contact a board member? Board member email addresses are listed at <http://littleturtle.com/board-of-directors/>.

### Register for Caliber Portal

The portal allows owners to enter work orders directly into Caliber and also check their account status. You can sign up at [www.casebowen.com](http://www.casebowen.com) and click on the owner portal link in the middle right side. Be sure you have provided a current email address to Case Bowen as you will need to know your new ten digit account number to enter the system and create a login. If you need assistance or have any questions, please contact Brian Silverman at Case Bowen. He can be reached at 614.799.9800, ext. 21.

### Maintenance Issues

The Chippewill maintenance team would like to remind owners of some issues to keep in mind:

- Photo-cell operated security lights on garage exteriors require frequent replacement. Maintenance recommends leaving the lights on 24/7 rather having them be timer-activated as they use minimal electricity, and the constant on and off feature does cause the cell to go bad sooner.
- Chippewill has contracted with Joseph Tree Service that will evaluate the trees throughout the grounds, and make recommendations for those that are too close to a structure or overhang, or otherwise need care. Remember that the trees are common property and that any trimming or cutting is a maintenance responsibility. Please submit a work order to the maintenance department on the Caliber Portal for any issues you have — and if there is a tree emergency, call Case Bowen at (614) 799-9800 and follow the prompts for Emergency Service.

**OWNERS MUST NOT REMOVE SMOKE DETECTORS FROM THE UNIT(S) FOR ANY REASON, EVEN GOING OFF FOR NO APPARENT REASON. PLEASE CALL VECTOR SECURITY FOR REPAIRS AT 614.367.7820.**

### A Day in the Life of our Maintenance Team

Maintenance work is not glamorous — but it is definitely necessary, and vital to the safety and comfort of all our property owners and their families. Our skilled maintenance team does more than clean gutters, make siding and roof or other exterior repairs, or provide other general outside maintenance. They are there for you 24/7 to handle emergencies and are often called upon for some more unusual matters, such as snakes or turtles at the front door, birds or small animals finding a place to nest within the walls, a tree falling onto a deck.

Next time you see one of our maintenance folks, stop and say hello, and let them know you appreciate all their hard work. We certainly do.

## Construction on the Grounds

You most likely have noticed that construction is underway at Chippewill. The Pickawillany Phase 1 road/paving project began June 21 on Smoketalk Lane. In order to avoid interruptions, drivers cannot use Smoketalk during the project. The road is blocked off where Smoketalk ends at Pickawillany and begins at Chippewill. Staining and painting of Buildings 30, 31, 44 and 52 will also begin soon.

## Preventive Maintenance

Summer is a good time of year to check your condo interior mechanically to make sure everything is in good working order, including your air conditioner which has most likely been busy these past few weeks. The air conditioner goes a long way towards keeping us cool inside — but it also goes a long way in adding to our utility bills. American Electric Power offers tips to keep the inside cooler and your electric bill lower:

- Keep blinds closed to keep the hot sun from shining directly into your home.
- Let Mother Nature keep you cool. On those cool nights, turn off the AC and open up the windows.
- Use your ceiling fans — and make sure the fan blade is turning in a counter clockwise direction.
- Install a programmable thermostat to control the interior temperature when you are away at work.
- Use the grill and cook dinner outdoors.

However, when grilling, attend the grill at all times and have a fire extinguisher nearby. Additionally, be sure to adhere to the city of Columbus fire code which states:

- Grills are **NOT** permitted on decks or balconies and must be at least 10 feet away from all combustible structures — including the balcony.

## City of Westerville Independence Day Festivities

The city of Westerville and Rotary Club of Westerville kick off the 2018 July 4th celebration with a 5K Walk/Run and Children's Fun Run. Registration begins at 6:30 a.m. The 5K starts at 8:00 and the Fun Run at 9:15.

The annual 4th of July parade starts at 1:00 p.m. at St. Paul's Church and heads south down State Street through uptown Westerville. Fireworks begin at dusk at Alum Creek Park South and can be seen from Westerville South High School. Rain date is July 5.



## Meet & Greet

If you missed the poolside Meet & Greet on June 2, plans are underway for another later this summer. This is a great way to meet neighbors, and enjoy the grilled food and beverages provided for you. Watch your mail and the website for information about this next event.

Speaking of meeting neighbors, Pickawillany (Phase 1) contacted the Chippewill Board to see if we are interested in joint Bingo events. Pickawillany holds a bingo event the second Sunday of each month. Please let a member of the board know if you are interested in this.

## Worth Repeating

- Visit the Chippewill website at [www.littleturtle.com](http://www.littleturtle.com) to learn about community events, Board updates, bulletins and more.
- Please note **ALL** exterior modifications must be submitted to the Association Board for review, and approval or denial prior to the commencement of any work. Your contractor will need to provide the necessary documentation required on the request form. The form is available online at <http://littleturtle.com/architectural-requests/>.
- Bulk pick-up for larger items by the city of Columbus should be requested by calling 311 or scheduling the request online at [www.311.columbus.gov](http://www.311.columbus.gov).