

CHIPPEWILL COMMUNITY NEWS

A newsletter of the Chippewill Condominium Association

February 2021

SIX MORE WEEKS OF WINTER ...



REALLY?

While spring may be looming on the horizon, this bitter cold is a reminder that we need to keep our homes safe, winterized and able to withstand sub-zero windchills. Some of the winter weather issues to monitor still over the next several weeks include:

- Bursting pipes from the freezing temperatures
- Fires from heating sources such as fireplace or space heaters
- Carbon monoxide poisoning

Vector Security offers the following suggestions to keep you warm and safe from the cold while protecting structural components of your condo:

- Keep pipes from freezing by maintaining an inside temperature of at least 50 degrees. This is especially important if you leave the condo for an extended period of time. You don't want to come home to an unpleasant surprise and the need to have burst pipes repaired. Consider installing water and flood detectors that can notify you immediately via your smartphone if pipes burst. You could also consider shutting the water off if you will be away for a longer period of time – and definitely ask a family member or neighbor to check on your condo regularly.
- Prevent the risk for loss of life and property by eliminating fire hazards during the winter months. Make sure your smoke detectors/alarms are working. In addition to 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 a carbon monoxide detector to protect your family from this silent and deadly threat. The risk for carbon monoxide poisoning is higher in the winter because the home is closed up. As with your smoke detector, test the carbon monoxide detector regularly to make sure it's functioning properly.
- For other home winterizing tips, check out Vector's blog post, [8 Ways to Winterize Your Home](https://www.vectorsecurity.com/blog/8-ways-to-winterize-your-home?).

Speaking of safety – no one is allowed on the retention pond! Some residents have been walking on it and while it may appear frozen solid, you never know when and where that weak spot is that you will fall through!

There's another issue related to the retention pond. The Association has received complaints that some residents are tossing items into the retention pond. This is not permitted and in addition to how the pond looks, it may cause other issues, including damage to the water spray.

The Caliber Portal is the online repository for condo owners and your source for placing maintenance requests (and avoiding delays), checking your account balance and more. Check your balance regularly to avoid late fees and collection costs. Late notices are sent out by Case Bowen monthly – it is the owner’s responsibility to respond or contact the Association to avoid having their account turned over for collection. Log in to the Caliber Portal [here](https://frontsteps.cloud/CaliberWeb2_CaseBowenCo). https://frontsteps.cloud/CaliberWeb2_CaseBowenCo

Have you thought about donating rather than discarding your unwanted and gently used furniture? Don’t leave it for the city’s bulk trash pickup – instead, contact the [Furniture Bank of Central Ohio](https://furniturebankcoh.org/donate-furniture/) which in 2020, provided over 28,000 pieces of furniture to local families in need. <https://furniturebankcoh.org/donate-furniture/>

SERVED
2,819 families
9,085 people
4,719 children

They accept a wide array of furniture, home goods and accessories for every room in the house – you can check out the full list of what is accepted (and the items they do not take) and the [donation standards](https://furniturebankcoh.org/donate-furniture/#donation-standards). Outdoor pick-ups are free; however, there is a \$25 fee for inside pick-up. Drop-off donations are also accepted at [select locations](https://furniturebankcoh.org/donate-furniture/#dropoff).
<https://furniturebankcoh.org/donate-furniture/#donation-standards>
<https://furniturebankcoh.org/donate-furniture/#dropoff>



Property Matters

At the risk of being repetitive, there are some issues or questions that are frequently brought to the attention of the management company and/or board members. These include:

- **Please be a responsible pet owner and pick up after your pooch!** There are owners among us who still do not pick up their dog’s waste when walking the property. Also, please remember that pets should be on a leash at all times when outside and they should be kept under control.
- **Park only in your assigned spaces.** Each owner has two parking spaces – one in the garage and one assigned space. Vehicles parked in other unit owners’ spaces are subject to towing without warning – and there will be a retrieval fee to get the vehicle back. If you are a new unit owner, please know where your assigned space is. If your household has more than two vehicles, please park the other vehicles on Blue Jacket. Visitors should also be aware of these parking regulations as they, too, are subject to having their cars towed if parked in another’s spot.
- **Architectural Request/Modifications that affect the exterior of the condo** must be submitted to the Association Board to review along with the required documentation. You can find the Architectural Request Form, list of documents and conditions for review and approval [online](http://littleturtle.com/architectural-requests/) from the Community Resources page. <http://littleturtle.com/architectural-requests/>
- **Do you need a Certificate of Insurance (COI) for the Association Master Policy?** If so, contact the Ty Kashmiry Agency/American Family Insurance at 614-923-2886 and ask for Allison Krafty.
- **The roof replacement project is completed** with new roofs installed throughout the entire Chippewill community. The siding project will resume when the weather permits; siding material deliveries are still underway during the winter months. The expected replacement schedule dates for 2021 can be found online [here](https://littleturtle.com/building-siding-replacement-schedule/). <https://littleturtle.com/building-siding-replacement-schedule/>

- **Monthly meeting minutes and financials are available online**, also accessible from the [Community Resources](https://littleturtle.com/community-resources/) page. <https://littleturtle.com/community-resources/> These documents are for owner access only and are password protected. Please email info@casebowen.com to request the password if you do not have it.
- **With the cold and snowy weather can come icy walkways.** There are 50-gallon containers of salt (gray trash cans with lids) situated throughout the grounds for owners to use. Four containers are located along Smoketalk, two on Powderhorn, one on Crazy Horse and one on Blue Cloud, as well as at the flats. The Association asks that you be sure to secure the lid back on the container when you have finished getting salt.
- **Updates related to Vector Security and the fire alarm system** – the Association needs to upgrade the fire alarm systems in all 250 units from the current 3G system to a 5G system; the transition will begin later in March. A letter with further details, including dates and times for entry into the units, will be sent to all unit owners this March. Vector will continue to monitor the current fire alarm systems during the transition. Owners with a separate security system may want to contact their security company once the transition begins.

Messages from the Board

The Board gives a big thank you and shout out to Chippewill's hard-working onsite maintenance team – Tom and John, and Mike who returned part-time. We appreciate all you do, and want to thank you especially for decorating our community so beautifully during the holidays! We also express our appreciation for every one of our valued property owners and send our wishes for a wonderful new year – and a Happy Valentine's Day later this week!



As we all continue to social distance, wear masks and otherwise protect our loved ones and community from the spread of the coronavirus, we can see the light at the end of the tunnel. There is the hope of more vaccines available soon and a return to life as we once knew it – and the coming of spring!



Here's another sure sign of spring: Daylight Saving Time begins at 2:00 a.m. on Sunday, March 14, when we all spring forward one hour!