

Carlson's Ridge Homeowner's Association

Dec. 3, 2012

The holidays season is in full swing. We are enjoying the many beautiful decorations throughout the complex. The Garden Committee has once again done an outstanding job. If you have any questions about what type of outside home decorations are allowed, you may contact any board member for guidelines. In keeping with the holiday spirit, on Dec. 13 there will be another caroling stroll. All those interested should meet at the mailbox at 6 PM.. Be sure to dress warmly and bring a flashlight. Refreshments will be provided by Carol DeVico at her house # 63 CRR for all carolers afterwards.

Maintenance Items

Repairs were completed on the Gazebo roof, as well as some siding repairs that were a result of hurricane Sandy. All gutters were cleaned and the final lawn cleanup was completed. We had extensive tree trimming, and removal of dead trees by P&T which encompassed 1.5 days. There is still an additional day of tree removal planned before the end of the year. Painting on bilco doors and maintenance repairs for some front door frames on Sussex models will take place next spring. As a reminder, in preparation for the winter season, please remove all fragile statues, planters and hoses, to prepare areas for snow blowers and plows.

Annual Meeting

At the annual homeowner's meeting on Nov. 14, the budget was unanimously passed again with no increase in common charges. Our past president, Burke Veley has now taken the position of Vice President. Bill O'Loughlin has graciously taken the position of President. All other positions remain the same. We thank Burke for his service. At this meeting a discussion took place regarding limited common elements. Here is a brief summary of that discussion: "Limited common elements are defined as elements that are outside the boundaries of a unit but are allocated exclusively to a specific unit and their use is limited to that unit. Common expenses associated with the maintenance, repair or



replacement of a limited common element shall be assessed against the unit to which that common element is assigned. Any common expense for service requested by an individual unit owner will be assessed against that unit". Further details on these items, including a complete list of limited common elements, can be found in the Declaration on pages 6, 7, and 27. They are also available on the website. Page 6 in the declaration provides the definition of limited common elements. Page 7 identifies the control of the repair process and page 27 defines who is responsible for the payment of the repair. If you have any questions regarding this, you may contact REI or any board member.

Mark Your Calendar

Dec. 13-6pm Caroling meet at mailboxes

Community News:

*Please welcome our newest resident **Joseph and Lois Snow** at 16 Carlson Ridge Ct.*

(This section is devoted to special announcements regarding birthdays, anniversaries etc. Please contact Angie Masini if you wish to have any information appear in the newsletter.)

Wishing everyone a happy and safe holiday, a wonderful Christmas and Happy New Year.

Your Board of Directors

You can access all newsletters on line at www.carlsons-ridge.com