

Carlson's Ridge Homeowner's Association

July 18, 2014

Our summer is quickly passing by and we have seen several improvements to our complex. The newly painted sign at our entrance was installed with the assistance of Jim Polito and Joe Snow. This has certainly enhanced the entrance to our development, and we thank both men for their help in accomplishing this. The red, white and blue flowers are now quite spectacular in all the planters in the development, thanks to the hard work of the Garden Club. These ladies are always out watering, and tending to these areas and should be commended for their hard work.

We would like to announce that the board has compiled a welcome package to present to new residents giving them the most vital information. This was a recommendation at the last homeowner's meeting and we believe it will prove to be valuable to all the new homeowners moving into our development. Another suggestion was followed up upon adding a list of service contractors to the website. This is the most important reason why the homeowner's meeting are so important. It is your opportunity to make recommendations to improve our community to help make it the best it can be.

Lastly I will be updating the directory again in the fall and would like any changes to be sent to me in the next few weeks.

Maintenance Items

Power washing will take place this year on half of the complex beginning with unit #21 Carlson Ridge Rd through #47, and all of Carlson Ridge Way #2-12. We have contracted with a new power washing company Master Clean, and they will be using a hot water solution. They did a demonstration and it proved to be very effective. This work will be done sometime in August over a two week period. Homeowners will be notified prior to work being done. Also if any homeowner would like to have their deck power washed, the cost would range from \$100-\$150. This would be handled by the resident and Master Clean separately.

Lawn mowing is on a two week schedule for the hot summer months to avoid burning the lawn. All repairs to garage door frames, and siding have been completed. The repair for two curb areas has not been completed but we are continuing to press to have this done.



We have obtained a contractor to repair the rear fence which should be done in early August. The decks scheduled for painting have been identified and we are now discussing pricing with vendors. Driveway rubberized crack repairs are to be done July 18 weather permitting.

Mark Your Calendar

Sept. 11, 2014– Bd meeting 6:30 Senior Center

Community News:

Please welcome our newest resident sJudy and Hank Turco at 35 CRR, and Robert and Nancy Macklin at 57 CRR. (This section is devoted to special announcements regarding birthdays, anniversaries etc.)

Your Board of Directors

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