

Carlson's Ridge Homeowner's Association

Oct. 4, 2017

It was a glorious September afternoon when the Garden Club hosted their autumn social. The event was very well attended and hugely successful. The variety of appetizers and desserts was bountiful and the social gave all an opportunity to catch up with neighbors that they rarely see. The Garden Club should be commended for the beautiful selection of fall plants and decorations that now adorn the complex as well as the new plantings that enhance the front entry along Rt. 202. Their recent selection of the unique hydrangea tree that was planted in the middle circle is also a credit to their careful research and planning. On behalf of all of Carlson Ridge, we say thank you for all your hard work.

Maintenance Items

We have had a very busy summer with many projects that have been completed. Among them were: driveway replacement on unit #37 and #39 CRR, driveway repairs to 9 driveways, crack filling on roads, shingle repairs to 6 houses and 3 roofs, and painting on several bilco doors. Also completed were curb repairs by Bruzzi, shutter replacements, bump out project on 4 houses, benches and tables repaired at the Gazebo, power washing on 24 units and an additional 1.5 days of tree trimming. Earlier this spring we had a full day of trimming and tree removal of many dead trees. We will be doing gutter cleaning sometime in late Nov. and plan to have the base of several lamp posts painted this fall. We are happy to report that due to the diligent effort of Jack Oxtan, 99% of our residents have had their dryer vents cleaned within the past two years. As you know, it is highly recommended that this take place at least once every two years to prevent dryer fires.

New Business

Many residents who have an optional fireplace in their home were notified that the chimney chase cover may be failing in the future. The cover is made of galvanized steel and they are rusting which can result in water damage to the interior of the unit. One resident already has reported a failed chase resulting in water damage.



Besides the two names listed in the letter, Washington Chimney and New Milford Chimney, a third vendor was recently contacted, United Restoration and Contracting, who can also do this work. This repair is recommended to prevent a future problem.

Because of the renovations at the Senior Center, we have had to change the dates for our next two meetings which will now be held at the meeting room in the library. The next board meeting will be on Nov. 16, and the annual homeowner's meeting will be on Dec. 5 both at 6:30PM. The Dec. meeting is the election of officers and budget ratification. We encourage anyone who is considering a position on the board, to please contact any board member. Hope to see you then.

Your Board of Directors

Mark Your Calendar:

Nov. 16 Bd meeting— 6:30 PM Library
Dec. 5 –annual homeowner's—6:30 PM.
Library meeting room

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