

# Carlson's Ridge Homeowner's Association

October 20, 2019

## First Things First

The wonderful colors of fall are everywhere. Pumpkins, mums, and fall decorations can be seen throughout our community and Henry, our scarecrow, is watching over it all.

The Fall Social that was held on September 27<sup>th</sup> was a wonderful success. Attendance was high and the food was yummy. Thanks to the Garden Club who coordinated the event and for the beautiful fall plantings. Thanks also to all who attended!

## Maintenance Items

Eighteen units had trim repairs and painting completed this year. The gazebo was power washed and now has a new cupola.

The dying ash trees are being removed from our property over the next 2-3 years depending on the budget. Stumps grinding will begin next year. There are currently no plans for replacements since the complex does not have the budget item for it.

Power washing was completed and decks painted. The window washing was done after both power washing and deck painting were finished.

The worst of the driveways have been replaced and a number of others repaired; roadway repairs were done in many places and manhole covers evened out. The results have improved the community appearance and drivability.

After 15 years, some roofs are showing their age. 21 and 23 Carlson Ridge Road will have roofs replaced this fall and all are being assessed for future work. The damaged gutters at 25 and 35 Carlson Ridge Road will be replaced when the roofs are done.

The Board has contracted with Affordable Roofing to clean gutters and downspouts. All gutters, including bump outs, will be cleaned using ladders and blowers. They will advise of suspected clogs when cleaning downspouts. Decking, siding, windows will be cleaned if soiled during the process.

Bruzzi's final cleanup and the gutter cleaning will be scheduled later in the season when more leaves are down.

Dryer vent cleaning will begin soon. Please call Vent Guard at 860-354-3043 to have your vents cleaned.

## Other Items

The next Board Meeting will be on Thursday, Nov. 14<sup>th</sup> at 25 Church Street at 6:30PM.

The Annual Homeowner's meeting will be on Tuesday, Dec. 3<sup>rd</sup> at 25 Church Street at 6:30PM. This meeting is for 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 14 – Board Meeting,

6:30PM at 25 Church St.

Dec 3 – Election of Officers/Budget Ratification,

6:30PM at 25 Church St.

## Community News:

Please welcome our new neighbors:

Charlie and Maryann Flanagan

at 24 Carlson Ridge Road

Judy Duda

at 21 Carlson Ridge Road

Prepared by Terry D'Andrea

REI Contact – Kent Humphrey 860-482-0520 email:  
Khumphrey@rei-pm.net.