

# Carlson's Ridge Homeowners Association

c/o REI Property Management, Inc

## OWNERS QUESTION AND ANSWER MEETING

April 24 2019

New Milford Library, New Milford, CT

### ATTENDEES:

- Board Members: Terry D'Andrea, President; Kathy Schatteman, Treasurer and John Oxtan, Secretary.
- 21 Residents attended.
- REI Property & Asset Management, J. Kent Humphrey.

### CALL TO ORDER:

- Meeting was call to order at 6:30 pm by J. Kent Humphrey.

### DISCUSSION TOPICS

- Gutter Guards
  - Unit 47 requested recommendations to provide and install gutter guards to their unit.
- Window Cleaning:
  - Unit 28 CRR inquired when window washing is to be scheduled.
  - The order of cleaning the exterior of the units is as follows:
    - Power wash siding and decks.
    - Painting of Decks
    - Window Washing – Late June to Mid-July
  - Unit 39 asked of the painting schedule, number of units
    - Units are power washed every other year on a rotating schedule.
    - Should an owner desire to have cleaning more frequently they may contract individually.
- Catch Basin:
  - Unit 39 stated the catch basin in front of their unit was deteriorating
    - Owner advised asphalt inspection was complete week prior to the meeting and the board is waiting for Circle Asphalt's proposal.
- Asphalt Repairs:
  - Unit 6 CRR inquired the status of his driveway.
  - Board and REI did not have the specifics at the time however, all repairs are dependent upon costs.
  - Unit 33 CRR inquired as to the areas of repairs on the access road.
    - REI will share the survey taken with those interested.
- Water Penetration:
  - Unit 30 CRR state this unit has a leak in the basement under the overhang at the base of the wall.
  - This maybe a result of the leaders backing up due to the torrential storms where the drywell is not able to handle the runoff.
- Landscaping:
  - Unit 47 CRR is concerned about the storm drains and the down spouts not handling the run off. Owner also believes the turned up over flow pipes contribute to the restrictions.
  - Mowers are trenching the grass areas because of the soggy soil.

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- Fence repairs and erosion of embankment were also a concern of Unit 47.
- Speeding:
  - Unit 8 CRW is concern of the speed residents, UPS and FedEx delivery drivers are maintaining in the community.
  - REI will contact both local deliver companies to reduce speed in the community.
  - Speed bumps were suggested for a deterrent for speed.
- Directory:
  - Unit 8 CRW inquired when an updated directory will be published.
  - It was reported 5 units are on the market at this time and when sold a new directory will be published.
- Rents:
  - Residents were concerned with regards to rental of units.
- Ramps:
  - Ramps are the owner's expense to maintain and remove at the end of sale of the unit.
- Buffer:
  - There is a general concern of the brush at the far ends of the stone wall along Route 202. The board determined this is a buffer to reduce noise of the heavily traveled route and reduce the site of commercial property opposite of the community.
- Wooden Bench:
  - CRC #2 sent a hand scribed a note to the Board referencing the wooden bench in the first circle. The bench has been maintained for the past 10 years by the owner and believes it should be replaced with a vinyl bench like those in other circles. She would like to the board to consider the replacement.
  - Referred to the Board.

### ADJOURNMENT:

- Meeting was adjourned at 7:10 PM

Respectively submitted by REI Property and Asset Management.