

# *Carlson's Ridge Homeowner's Association*

*September 17, 2018*

September has proven to be a very rainy month. The Garden Committee is planning a "Pot Luck" Social on Friday Sept. 21 from 3-5 PM at the Gazebo. You are asked to bring your own chairs along with an appetizer and drink. This is an opportunity to see your neighbors and help support the committee with the wonderful work they do in decorating all of our common areas. Soon you will be seeing their lovely fall mums and decorations. They will be raffling off several baskets and we urge you to participate in this worthwhile event.



## *Maintenance Items*

Throughout the summer many repairs were completed. Among them, we had 21 decks power washed and stained. Any remaining decks will be completed next summer. All units with dormers had roof repairs completed. These units either experienced leaking or showed signs of potential leaking in the near future. Funds for this project came from our reserves which are designated for this purpose. All of the tree trimming and shrub maintenance has been completed. Fence repairs were completed along the perimeter of Carlson Ridge Rd. The mailbox damaged by the snow removal has been replaced and Lawn Dr. has applied their late summer treatment. The financial audit was completed but revisions are needed before we will post it to the web site. Projects remaining are curb repairs by Bruzzi, cupola roof repairs and gutter cleaning which is done at the end of November. We were hoping to have bids for our roads and driveways but have been unsuccessful in obtaining them as of today. It is our hope to secure the bids in the next month and execute the work for the spring. The board also voted to go ahead with the repairs to the access road between unit #65-67 on CRRd.

## *Future Board*

As you know your president will be resigning from the board at the next election. We also

have had 3 of the remaining 4 members expressing a desire to come off the board due to other commitments or health issues. It was therefore necessary for us to look to REI for more management of the day to day operations that consume so much of our time. With that in mind we have negotiated and approved a new contract with REI. In addition to their financial responsibilities, REI will now procure bids, assist walk-arounds as well as handle all day to day communications from homeowners. All of the four remaining board members will now remain on the board with Terry D'Andrea filling the position of President and Kathy Schatteman continuing as Treasurer. We are still looking for a 5th member to fill the vacant position remaining. With more responsibility given to REI, we hope this will make it more attractive for you to consider volunteering.

Hoping to see everyone at the social on the 21st.

Your Board of Directors

## *Mark Your Calendars:*

*Sept. 21 3-5 PM Social-Garden Club*

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Minutes and newsletters can be accessed on our website at [www.carlsons-rigdge.com](http://www.carlsons-rigdge.com).