

# Carlson's Ridge Condominium Association

Owners Meeting – Open Discussion  
April 24, 2018 6:30 PM – New Milford Library

## **ATTENDEES:**

Eighteen units were represented.

Board Members in attendance: A. Masini, T. D'Andrea, K. Schattem, J. Oxton, R. Macklin  
REI Property and Asset Management - Kent Humphrey

## **OPENING COMMENTS:**

Masini welcomed all for attending the Annual Owners Open Discussion Meeting. Chris Bruzzi from Bruzzi Landscaping was introduced and responded to questions presented by T. D'Andrea. Before beginning with the formal questions, Terry explained what "winter burn" on the Alberta Spruce looks like which is a result of dryness and high winds during the winter. Chris Bruzzi explained that this can occur on any evergreen.

- Terry began with the siding damage to unit 26 CRR from snow plowing. Chris acknowledged that he will repair the damage to the siding.
- Plow driver seemed unnecessarily rough which resulted in lawn damage and asphalt repairs to curbs and lawns etc. This driver was a onetime replacement and will not be used again. Chris will repair all curbs when the weather is warmer and will reseed lawns. He explained that when pre-emergent weed killer is applied by Lawn Doctor, it will also kill new seedlings and prevent new grass from forming. A recommendation is to alert Lawn Dr. to try to avoid spreading the weed killer near newly planted areas.
- Mulch and edging will take place in the next few weeks and beds will be cleaned up. Chris said edging would be completed at this time.
- Plow was unhooked and laid down resulting in dead grass. –Any dead grass will be re-seeded.
- Mailbox damaged by plow will be replaced. We will replace the mailbox, in conjunction with the Post Office and bill Bruzzi.
- Plow was not moved enough- plow was moved three times during the winter. Terry can call Bruzzi and ask for it to be moved.
- Terry mentioned the dead growth from last years perennial bushes have not been cut down around the Gazebo. Chris will have that done.

## **Homeowner's questions:**

- Why does the mulch contain weeds? Chris explained that the mulch does not contain weeds, but the spores are in the air and land on the mulch.
- What does the weed killer contain- it has killed plants? Chris explained the only way to avoid that would be to hand pull weeds which would be difficult and labor intensive resulting in additional cost.
- Who cuts the weeds behind the fence? Chris said that these are cut down twice a year, the same as the retention ponds, if the HOA requests it to be done.
- What type of ice-melt is being used? Chris said that the driveways have salt, but the walkways have only calcium.

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- Why isn't a rototiller used when laying grass seeds in areas torn up by plow? Chris explained that each area is not large enough to use a rototiller.

Unit #75 suggested having pine tree topped off to keep them from getting too tall and avoid having to take them down.

Terry advised homeowners that the Board was doing a walk around on April 26, and this would include inspecting the roads, driveways and concrete walks. She asked that residents not interrupt the board during this inspection.

## **DISCUSSED ITEMS:**

Jack Oxton gave the residents dates for upcoming maintenance items:

- Power washing will take place the first week of June.
- Window washing will take place once all power washing is finished.
- Dormer repairs- 13 dormers need some type of repair. Jack will schedule these with Sergio roofing.

Nancy Macklin from the Garden Club explained the role of the members and the history of the committee. The Garden Club relies solely on the contributions from residents. Angie Masini thanked the members for all their hard work.

Catherine DeLuca advised the residents that the Senior Center is having a Shredding day on May 2 between 9-11 AM. This is a free service provided to Seniors.

The meeting adjourned at 7:30PM.

## UNIT ATTENDEES :

23 CRR- Teddy and Jack Oxton  
39 CRR- Catherine and Sam DeLuca  
2CRW- Dores Baggett  
57CR- Nancy and Bob Macklin  
6 CRW- Elaine & Tony Abatemarco  
61 CRR- Dick Schappach & Terry D'Andrea  
43-CRR- Nettie McKenna  
69 CRR- Carolyn & Fred Critelli  
16 CRCt- Lois & Joe Snow  
10 CRCt- Mary Neal  
67 CRR- Bea Castellan  
28 CRR- Brita & Jim Polito  
31 CRR- Linda & Tom Sprick  
30 CRR- Pete & Helene VanHouten  
75 CRR- Jackie Farrell

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77CRR- Jackie Moran

71 CRR- Angie Masini

14 CRCt- Kathy Schatteman