

Carlson's Ridge Homeowners Association

May 1, 2021

Although spring has been quite windy, the trees and flowers are blooming everywhere you look in our community!

The Garden club did an early planting and will be replenishing soon with summer blooms.

Hopefully, we can begin thinking about a fall social again this year. More news on that from the Garden Club as the summer unfolds.

Maintenance Items

The Board is in the process of determining how far the landscaping budget will stretch this year with a focus on completing stump removal and tree trimming/removal from previous years. The landscape has lost a significant number of beautiful and mature trees over the past few years due to systemic diseases with not enough in the budget to replace them all. When the time comes, the community will be able to contribute to replacing our greenery.

Next week, a Board walk-around will result in a list of maintenance items needing attention for each unit throughout the campus. This list will be communicated to owners in writing. Limited Common Elements are the responsibility of owners to repair and replace. However, in the past, the Association budgeted a small amount to perform minor maintenance once a year on some of these items at no additional cost to owners and will continue to do so this year. This maintenance is *not* guaranteed or warrantied and unit owners can decline the work by emailing REI.

Wooden fence repairs will be scheduled soon and the white fence at the entrance will be power washed in June.

Asphalt work will be done on the roadway with crack filling and asphalt patching. Work is scheduled for the summer or fall and driving / parking instructions will be distributed when dates are finalized. A few driveways will have minor repairs done this summer and all will be re-inspected next spring. It is important to keep our roadways maintained to help mediate replacement as long as possible.

Power washing of units is scheduled for June 8-9. This year units #49 thru #79 CR Road and #2 thru #16 CR Court will be power washed. You can have your decks power washed at the following costs: If your unit is being power washed this year, your cost is \$125.00. If your unit is not being power washed this year, your cost is \$200.00. Please contact Master Clean directly and pay Master Clean directly.

Rahmoun's contact information is: rahmount@att.net or call 860-354-1091. All affected units will be notified so fragile items can be removed.



Dryer vent cleaning project will begin soon with a letter from REI. As you know, it is highly recommended that unit owners have this done at least once every 2 years to help prevent dryer fires.

Other Items

Dandelions will need to be tolerated for another month or so to avoid killing the newly planted grass with weed control.

Finding a vendor for window washing has been unsuccessful despite a major effort by the Board. We will forward any future information we may obtain but have suspended actively searching.

Bulk Pickup day is being scheduled for late May or early June. Notifications with more detail will be sent out when the date is finalized.

Mark Your Calendar:

June 8-9 - Power Washing

#49 thru #79 CR Road and #2 thru #16 CR Court

June 24 - Board Meeting (via Microsoft Teams)

To Be Determined - Bulk Pickup (late May-early June)

To Be Determined - Asphalt work (July-Sept)

To Be Determined - Fall Social (Sept-Oct)

Minutes, newsletters, and Declarations can be accessed at our website at www.carlsons-ridge.com

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

Prepared by Terry D'Andrea