

Carlson's Ridge Homeowner's Association

June 6, 2016

What a beautiful job the Garden Club has done with the colorful plantings in all the common areas. The flags and solar lights that were added to the entrance flower boxes along with the vibrant mix of colors certainly make a welcoming sight. All of the circles were beautifully decorated and these ladies have outdone themselves this time and deserve a huge thank you. Throughout the year, they change all of the plantings for each season. The look of our complex is greatly due to their hard work. They will be holding an auction/social on Sept. 16th which will help to raise funds for their worthy projects. There is a rain date of Sept. 17th. More information on this will be forthcoming. They are always looking for more help, so if you are interested in joining, please contact Terry D'Andrea or Nancy Macklin.

Maintenance Items

Repairs will take place on June 9 to four garage doors that were damaged during the snow plowing. Major tree trimming will take place behind units #69,71 and 73 on CRR and also behind CRCT. Several dead trees will be removed and three new trees will be planted. Several homes will have damaged diverters on the roofs replaced and downspouts repaired. Painting is planned for those homes that have pillars at their entrances and some trim repairs will be made. Repairs to driveways and crack sealing will be evaluated and estimates are being obtained. We have not determined if driveway sealing will take place. Quotes are also being obtained for concrete repairs to the sidewalk area surrounding the Gazebo. Power washing will take place in September for the second half of the complex. The installation of a street lamp at the entrance of RT. 202 and Carlson Ridge Road is being pursued. We have approved the cost of \$961 and are currently awaiting town approval.

New Business

Our Master insurance policy has come up for



renewal and will be switched to Cincinnati Insurance which will provide a three year lock on the cost and better rates. One of the reasons we have been able to secure a favorable rate is due to the fact that the complex has been so well maintained. With the age of most homes between 11-13 years old, it is imperative that certain major components within the home be maintained. One of the biggest concerns is the hot water heater. Several residents have already experienced leaking water heaters which can result in costly repairs. Most heaters do not last more than 10 years and should be replaced as preventive maintenance. You will be receiving more information regarding this shortly. It is also our recommendation that dryer vents be cleaned every two years, so if you have not done so, please attend to this maintenance item.

Wishing you all a fun filled summer.

Your Board of Directors

Mark Your Calendar:

Auction/Social –Sept. 16- Garden Committee Fund raiser.

Prepared by Angie Masini

(REI contact 203-744-8400 ext 121) Kent Humphrey email: Khumphrey@rei-pm.net.