

# *Carlson's Ridge Homeowner's Association*

*September 20, 2016*

The Garden Club auction held on Sept 16 was a huge success. The ladies supplied delicious food and Hillary McKenna did a superb job as auctioneer. A huge thank you to all the ladies and men who helped to put this event together. Thank you also to all those who donated or contributed by purchasing. The money collected will be sufficient to subsidize seasonal decorations throughout the coming year. Please visit our website at [www.carlsons-ridge.com](http://www.carlsons-ridge.com) for more pictures and the latest information.

## *Maintenance Items*

Over the past few months, a great many projects were completed. These included: replacement of concrete sections around the Gazebo, major tree trimming behind Carlson Ridge Rd. and Court, asphalt repairs to several driveways and complete driveway replacement for 2 units, stump grinding and removal of 12 tree stumps, power washing of half the units in the complex, replacement of diverters for 5 units, repairs and painting of wood around door frames on Sussex models, and pillars and door frames painted on Filmore, Radison, and Stanwicke models.

In our last newsletter, it was reported that the Board was looking to install a street light at the entrance of our development. Unfortunately the town did not approve our proposal of adding a light to our currently existing utility pole near the entrance. We obtained an estimate to add an additional street lamp similar to those currently existing on our property, but the cost of approximately \$6000 was unacceptable. In an effort to make the entrance more visible, the underbrush and some trees were removed from the front of the property along Rt. 202 and this has greatly improved the visibility.

## *New Business*

Ralph Manning, a handyman on our list of vendors, will be conducting inspections on all decks as there has been some rotting reported to the Board. Decks are a limited common element and the repair of such is the responsibility of the homeowner. You will be notified if such a repair is needed. Mr. Manning would be available to handle such repairs as well.

Gutter cleaning will take place after the leaves have fallen and the final fall cleanup will be done by Bruzzi .



## *Other Business*

You have been notified recently of two vacancies on the Board. Bill O'Loughlin has served on the Board for 6 years as President and Vice President, and Alan Lachlan has served on the Board as Secretary for 8 years. Their service has been exceptional and greatly appreciated. We urge all homeowners to consider volunteering . The actual positions to be filled, can be rotated , and do not necessarily have to remain the same. We can not function effectively without a full five member board so please give this serious consideration. You may contact any board member or REI if you wish further information on what is entailed in serving.

Our annual homeowners' meeting will take place on Nov. 16 at 6:30 PM at the Senior Center. The budget will be discussed and voted upon as well as election of officers. We hope to see you all there.

## **Happy Fall**

Your Board of Directors

### *Mark Your Calendar:*

*Nov. 10- Bd Meeting 6:30 Senior Center*

*Nov. 16- Homeowners 6:30 Senior Ctr.*

**You may access all newsletters and minutes online at [www.carlsons-ridge.com](http://www.carlsons-ridge.com).**

*Prepared by Angie Masini*