

Carlson's Ridge Homeowners Association

October 28, 2020

The Open Discussion Meeting, cancelled from the spring, was held at the gazebo on September 28th with good attendance.

The Homeowners Annual meeting was held remotely October 15th. Jack Oxtan has stepped down from the Board and we thank him for his years of service. Bob Rainey was elected our newest member, welcome.

The Board for 2021 is as follows: Terry D'Andrea - President, Bob Macklin - Vice-President, Kathy Schatteman - Treasurer, Charlie Flanagan - Secretary, Bob Rainey - Board Member.

Also at the meeting, the 2021 budget was unanimously approved with \$15 increase in Common Charges.

The final Board Meeting of 2020 will be on December 3rd via teleconference.

We are fortunate to have individuals living in our community who contribute their knowledge and skills in making our Association fiscally viable, functioning, and maintained to look its best.

Fall was beautiful this year. Unfortunately, our Fall Social sponsored by the Garden Committee was cancelled due to Covid-19. We look forward to attending next year! Winter season is arriving soon and they will be working hard to put up Christmas decorations.

The Garden Committee should be commended for the beautiful plantings they install and for their wonderful work in keeping our complex lovely throughout the year.

Maintenance Items:

Christmas tree removal has a \$15 charge. Date to be determined.

Gutters will be cleaned in the beginning/middle of November.

Landscaper – The Board is still working on obtaining and reviewing quotes. The final fall cleanup is still to be done.

Lawn care – NaturaLawn has completed fall remedial treatment of the front lawns, and will work on back lawns in the spring.

Roofing – New roofs were installed on units 29-31 CRR. Sergio Roofing is working on 65-67 CRR and 33-35 CRR will be next, weather permitting. The project is going well and the roofs look good.

The STOP sign was replaced.

Tree Work – Bartlett Tree is scheduled to grind all stumps next year.

Vent Guard is completed for this year.

Window washer – The Board will continue its search for a vendor next year.



Other Items:

A new Directory will be published by the end of March. If you have any changes, please contact Terry D'Andrea (860-354-9125) by January 31.

Mark Your Calendar:

Nov 28 - Thanksgiving Trash Pick-up on **Saturday**

Dec 3 - at 6:30 teleconferencing Board Meeting

Dec 26 - Christmas Trash Pick-up on **Saturday**

To be determined- Christmas Tree Pick Up

Important Safety Information:

Speeding is still an issue. We recommend owners notify their family, friends and assistance personnel to obey the **15 MPH** speed limit. If necessary, speed bumps will be installed.

Just a reminder, keep your house and car doors locked. Recently there were trespassers walking the community late at night. If you are vandalized, the police recommend the owner call them directly.

Community News:

Please welcome our new neighbors - Jane Gregory at 6 Carlson Ridge Court; Ron and Dixie Travis at 27 Carlson Ridge Road.

REI Contact – Kent Humphrey 860-482-0520 email:

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Minutes and Newsletters can be found on our website

Prepared by Terry D'Andrea