

Carlson's Ridge Condominium Association

c/o REI Property Management, Inc

Owners Meeting

April 17, 2014

6:30 PM – New Milford Senior Center

14 Unit Owners were represented at this open discussion meeting

DISCUSSION ITEMS:

DOG WALKING AND CURBING – Unit 31 CRR L. Sprick asked that the rules regarding walking one's dog including controlling the animal on a leash, picking up excrements and controlling the pet from urinating on lawns and shrubs be featured in the next newsletter.

WILDLIFE – Foxes have been observed recently in the community, B. O'Loughlin stated all those strolling through the community be aware of these sightings.

DRYER VENT CLEANING – The cleaning of dryer ducts and checking water hoses should be done annually. Several members have used the services of Vent Gard, 17 Crawford Lane, Sherman, CT 06784 phone (860) 354-3043.

WELCOME PACKAGE – Unit 21CRR L. DiLeo suggested a "Welcome Package" be provided to new unit owners. Useful information to be included: Board Meetings, garbage pick-up schedule and container requirements, repair responsibilities, recommended contractors, utility contact, cable contact, landscaping guidelines and contact information for general repairs.

GOODHILL ROAD – B. O'Loughlin advised members that the abandon vehicles on Goodhill Road have been removed and he has spoken to the neighbors regarding the dumping of various debris. Bill notified the local authorities and the neighbors of the removal. No Trespassing/Private Property signs will be posted shortly on our property outside the gate.

MAINTENANCE ACTIVITIES – B. O’Loughlin up-dated those in attendance to the maintenance items below:

Entrance Fence – Temporary repairs are to be made with permanent repairs to follow within 30 days.

Damaged Trim – Unit trim damaged by the snow contractor, Bruzzi, will be evaluated and repaired/replaced by May 15, 2014.

Damaged Curbing – Damaged Curbing will be repaired by the snow contractor when the asphalt plants are in operation.

Fascia – Repairs to flashing will completed by June 1, 2014 weather permitting.

ENTRANCE SIGN – Unit 16CRC, J. Snow, questioned when the Carlson Ridge Sign would be repainted and noted that the light needed to be replaced. Jim Polito replied that 3 vendors have been identified and he will obtain bids from them next week. Bill Van Pala has replaced the light.

GARDEN CLUB – Unit 28CRR Brita Polito announced the Garden Club bake sale will take place during Mother Day weekend and invited all to participate either supplying home baked or purchased goods.

WINDOW CLEANING – Unit 8CRW, A. Lachlan, stated 30 of the 48 units in the community will have their windows cleaned (inside & outside) at an approximate cost of \$135 per unit. He did not have the contact information at this time however, stated he would provide it to Angie Masini to insert in the next newsletter. Joe from unit 14 advised when having the windows cleaned unit owners should clear their sills of all objects.

DEER SPRAYING – Topic was asked of the Board if spraying for deer ticks would be considered. B. O’Loughlin responded we will not consider spraying for deer ticks because as a Board we do not support the broad base use of liquid chemicals in the community. Individual homeowners though can contact a vendor for chemical applications to remove pests at their home.

FERTILIZATION – B. O’Loughlin advised those in attendance that Lawn Doctor, under the supervision of Bruzzi, will apply seasonal fertilizers and weed control material to the lawns during 2014.

BRUZZI Landscaping – The Board noted for informational purposes, that Bruzzi will open a small nursery and horticultural center intending to open by Mother’s day, across from the Northfield Fire Department.

WINDOWS – Unit owner 21 CRR, L. DiLeo questioned window operation. She noted she had difficulty in cleaning her windows. B. O'Loughlin stated the windows are single hung where only the lower unit swings in for easy cleaning. The upper unit is stationary.

B. O'Loughlin confirmed what other unit owners experienced in the draftiness of the kitchen windows. He stated that after some investigation the we've determined the cost to replace these windows, with an upgraded unit is cost prohibitive.

SPRING CLEAN-UP – B. Veley questioned when mulching and bulk waste pick-up will be completed. A. Masini will be arranging for bulk pick-up when she returns and will post in the newsletter.

CRACK FILL – Unit 16CRC J. Snow questioned the timing of crack filling. The Board advised they are seeking three bids with a possible June completion date.

POWER WASH – The Board advised the members present that the exterior units are power washed every other year. Decks, stoops and other flooring are an extra cost to the homeowner.

UNIT 21 CRR DRAIN – L. Di Leo stated the basement drain was not completed as proposed. The Board will make the landscaper, Bruzzi, aware of the drain and may flag it until L. Di Leo's contractor returns to complete the installation. This should be resolved within the next 30 Days.

FAQ – L. Di Leo suggested the website and or the newsletter have a section of Frequently Asked Questions.

CONTRACTOR LISTING – Unit owner's suggested a more complete list of contractors that unit owners have used with success.

SHREDDING – Those in attendance were made aware of Sr. Shredding day to be held on May 13, 2014 at the Sr. Center.

Meeting was adjourned at 7:35 PM.