

# Carlson's Ridge Homeowner's Association

Nov. 25, 2015

Winter weather will soon be here and it is a good time to remind homeowners to remove fragile statues, hoses, planters or other decorations from their yards. Again with holiday visitors, we remind homeowners to try to have visitors park in the visitor parking lots or driveways whenever possible. At our homeowners meeting held on Oct. 28, 2015, the budget was approved unanimously. Also at this meeting, there were no nominations for the position vacated by Walter Terbrusch. This open position can be filled at any time should there be a future volunteer. We ask you to seriously consider this possibility as our board runs best with all 5 members. We also wish to thank Walter for his service on the board and for volunteering two years ago when once again we were faced with no volunteers. The positions are as follows: Bill O'Loughlin-President, Angie Masini-Vice President, Alan Lachlan-Secretary, Terry D'Andrea- Treasurer. Minutes of this meeting can be accessed on the website.

## **Maintenance Items**

This week, new boot covers were installed over vent pipes on all roofs. The original rubber boots were showing signs of drying out and cracking. All gutters have been cleaned. Door frame repairs were completed on 5 Sussex models. The final leaf clean up will take place before the end of the month by Bruzzi. **Other recommendations to be mindful of:** Interior shutoff for outside hose bibs should be turned off and faucets opened to drain excess water. Occupants should always keep heat at a minimum of 55' even when away. Also it is recommended that water pipes be drained if residents are away for an extended period of time in winter. Dryer lint screens should be cleaned after every use and dryer vent lines cleaned out every 2-3 years depending on usage. Most hot water heaters have reached their life expectancy of around 10 years. Many residents have already had these replaced. Smoke alarms and carbon dioxide detectors should be inspected, and batteries replace twice a year. Also those with wood burning fireplaces should have their chimneys inspected and cleaned periodically depending on usage.



## **Thank You**

Our Garden Committee chairwoman, Carol DeVico is stepping down after serving 10 years on this committee, when it was originally formed. Carol, along with her group, was instrumental in establishing the look of the community as it appears today. They planned all of the common area plantings and seating areas. They were also responsible for the planters in various areas, the seasonal flowers and all decorations throughout the year. You will soon see the holiday decorations at the entrance fence and the Gazebo. The community is very grateful to her for all of her hard work. Terry D'Andrea and Nancy Macklin have graciously volunteered as the new Chairpersons and we thank them as well. In addition, we wish to thank Joe and Lois Snow for donating a new American flag. Joe is also responsible for raising and lowering the flag at the appropriate times. We are very fortunate to have individuals such as these who selflessly devote time and energy in making our complex look its best.

## **April 20, 2016 Meeting**

At our next homeowner's meeting this spring we hope to invite two guest speakers. Patty O'Berg, from All American Waste, will speak to us about recycling guidelines. We also hope to have Richard Herrington from Nicholas Tobin Ins. Agency to talk about insurance questions.

**Community News:** Please welcome our newest members to Carlson Ridge- Tony and Elaine Abatemarco and Sean and Carol Madden, and Pete and Helene Van Houten.

**Wishing everyone a safe and happy holiday season. Merry Christmas and Happy New Year.**

**Your board of directors**