



# NEWSLETTER

Late Summer/Early Fall 2015

Editor: Bob Ross

## Clubhouse/Pool

The pool closed after Labor Day following one of the busiest seasons in memory. We had great weather and the pool was enjoyed by our owners and guests alike.

As part of our continuing community upgrades, we anticipate the delivery of new chaise lounges for the 2016 pool season.

The board will be presenting a proposal to our membership at the annual meeting in December, to amend our pool rules to permit our residents who are under 18 years of age to be admitted to the pool with an approved child care provider. The rule is designed to allow our younger residents to enjoy our pool when their parents are unavailable to supervise them. Look for details in the annual meeting package that will be mailed to you in late October.

Our clubhouse is available for rental by our unit owners to host private parties for a cost of \$125 (to cover the cost of cleaning before and after the event). For further information, you may contact Don Kanarvogel.

## Maintenance

As a safety precaution to guard against lint build-up causing a fire, it is recommended that dryer vents be cleaned annually. This is generally not a "do-it-yourself" job since our dryer ducts can extend up to 20' running from the first floor laundry room and exiting on the roof.

If you don't know the location of the shut-off valve for your outside water faucet, now is the time to find it. There is no standard location for this valve among our units. When winter is at hand, avoid frozen and burst pipes by turning this valve off and opening and leaving open the outside valve.

## Safety and Regulations

Please remember (and remind your guests) that the speed limit on our road is 15 mph and that sight is very limited by the bend in the road at our entrance. **Let's all slow down!**

Also, please remember that guest parking is for guests only. Unit owners' vehicles are to be garaged or parked in unit driveways. And parking is NEVER permitted on the street to ensure that our narrow road can accommodate emergency vehicles. This includes your contractor's vehicles. Your cooperation is appreciated.

With winter only a few months away, please note that a number of our residents have now installed natural gas-fired, whole house electric generators which will allow their heat to remain on in the event of a power interruption. Procedures to follow if you desire to install a generator can be found in the amended rules and regulations at <http://www.windhamnorth.com>

### **Landscaping**

We are continuing to use the services of Lucca Landscaping for both our landscaping and snow removal needs.

We will also continue to have the lawns bordering the brook sprayed with “Flight Control” to discourage the geese from coming onto our lawns and in November, we plan on spraying our bushes with deer repellant. Finally, as a reminder, please don’t feed the feral cats. The cats present a potential health hazard and we don’t want to encourage them remain on our complex.

And once again, it will soon be time to remove any unused pots and planter boxes from your garden and lawn areas.

### **Dog Walking**

Please continue using the dog walking area located on the hill between the pool and the entrance to our complex. It is well lit at night triggered by a motion detector. And please continue picking up after your dog and understand that this is the ONLY area where dogs are permitted to relieve themselves within our complex which includes all areas near your unit.

### **Board of Directors Elections**

This year we will be electing two members to our board to serve two year terms for 2016-2017. The terms of Bob Ross and Peggy Napoli will expire at the end of this year. If you are interested in running for the board please contact Bob Ross at [reross@gmail.com](mailto:reross@gmail.com) **no later than October 16<sup>th</sup>** to ensure that your name and a short bio are included on the ballot.

### **Communications**

Past Newsletters, Board Minutes, Association By-Laws and Regulations are available at the WNCA website at <http://www.windhamnorth.com/>

The next regularly scheduled meeting of our Board of Directors is scheduled for Tuesday, November 10th at 7:00 PM in the clubhouse. All unit owners are invited to attend.

Please submit items for the Newsletter to Bob Ross at [reross@gmail.com](mailto:reross@gmail.com).