



NEWSLETTER

Spring 2015

Editor: Bob Ross

Spring has finally arrived!

After another winter that seemed would never end, Spring has finally arrived.

Our landscape contractor has finished the annual clean-up and weekly lawn cutting and related landscaping activities have resumed. Our lawn sprinkler system has been activated, as well.

Business, Finance & Legal Matters

Multiple snow events required service this winter. Our snow budget was exceeded by \$18,876 resulting in a special assessment of \$630 payable on July 1st.

Our association's insurance policy covering the replacement of all of our buildings as well as the association's liabilities for accidents and injuries expires in October. As a result, our insurance broker is beginning the process of inviting bids for a three year policy from multiple companies. Over the next few months you may see inspectors from these companies walking around our property evaluating potential hazards in connection with their bids. Please help by minimizing slip/fall accidents by keeping the sidewalks of your unit clear.

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.

The smoke and fire detectors in most units are the originals installed by the builder over

25 years ago. The expected life for these is 10 years. Consider changing these before false alarms become an issue.

Safety and Regulations:

Now is the time to continue using the "dog-walking area" on the hillside next to the pool. Let's keep our lawns beautiful!

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. Your cooperation is appreciated.

Landscaping:

Once again, we are continuing to use the services of Lucca Landscaping. Because of the severe winter, our goal is to remove all dead bushes. If any unit owner wishes to add bushes to the gardens or to the berm area near their unit at their own expense, please contact Peggy Napoli for approval. And each year we get requests to plant different types of flowers around our front trees. This year we are encouraging all of our neighbors to plant whatever flowers they like best. Annuals are recommended since our landscape contractor will remove them in November.

We are continuing to have the lawns bordering the brook sprayed with "Flight Control" to discourage the geese from coming onto our lawns. This product continues to be a humane and effective solution to this problem.

Because of a continuing problem with deer eating our shrubs and bushes, in November, we plan on spraying our bushes with deer repellant.

To continue to protect our lawns from grubs and weeds, we are spraying our lawns (the ENTIRE lawn area) with products that can be **harmful to dogs**. The products can be absorbed through the pads on their paws. Please note.

A reminder that garden ornaments may not be visible from our street. A recent email to all unit owners provides specific guidance.

And if you haven't seen our new fence on the Brookside Avenue of the property, take a walk over...it looks great!

Clubhouse/Pool:

Our pool opened Memorial Day weekend with a Labor Day weekend closing. Please return all deck furniture to the way that you found it! A "No Smoking" policy continues to be in effect in the interior of the Clubhouse and in ANY area of the pool and tennis court.

One new bench has been delivered to the tennis court and another is on the way.

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.

We will be having our annual pool party on Sunday, June 14th. If you would like to be on the committee to help in the organization of this event, please contact Pat DeAngelis.

Communications:

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

The next meeting of our Board of Directors is scheduled for Tuesday, July 14th at 7:00 PM in the clubhouse. All unit owners are invited to attend.

Please submit items for the newsletter to Bob Ross at rross@gmail.com.