

# **L**ongmeadow Newsletter

Winter, 2010-2011\*

***\*if you may be moving, please leave this newsletter for the new owners!***

## **A Message from the President -- 2011 Common Fees and Assessments**

For those of you who were not in attendance at the Annual Meeting, a brief update. The Board was faced with a dilemma this year when water damage and mold was discovered throughout one building on Greenwich Way. This primarily (but not exclusively) was caused by poor underground drainage behind the building, which corroded the crawl spaces and allowed water to seep in causing a wet, dark area where mold could flourish. Our insurance carrier refused to cover the damage.

As a result, the Board had to undertake major repairs and remediation throughout and around the building, using up approximately \$250,000 of our own funds and depleting much of our roofing and reserve funds.

Over the past five years that I have been President of the Association, the Board has taken a hard line holding common fees the same despite increased costs for all services. As owners ourselves, we are aware that many owners are feeling the strain of the recession, have lost jobs, have had salaries frozen, and savings depleted and we have tried to take that into consideration when looking at budgets and the roofing assessments.

The Board is now working diligently to come up with a 2011 budget that is workable and allows us to continue with roofing of the three remaining buildings, paying for the increases in necessary services needed, and replenishing our reserve fund for future needs. We are trying to do this without putting so much financial burden on our community.

Final figures are not yet decided, but please be aware that we are looking at another round of assessments and an increase in common fees starting in January 2011.

When the budget is finalized, I will call a special meeting of unit owners to discuss these issues. You will get a notice in your mailbox concerning the date and time of the meeting.

~~ A. Ruth Nappe



## **Snow is coming.....**

This year, the Board of Directors, after careful evaluation, has elected new snow contractor: D&D Services. D&D comes highly recommended, has a very large crew for shoveling and more than enough equipment to handle our tight spaces. In addition to the normal calcium/sand mixture, D&D will, on occasion, be using "magic salt" to pre-treat our roads and walkways before ice can build up.

The Board noticed last year that people were attempting to move cars before plows were finished with roadways. Please clean off cars early but wait until the roadways are clear and they tell you to move your cars before attempting to do so. This will hopefully avoid the clumps of snow and ice between cars. ***Please move your car back to your numbered or normal space after the space has been cleared. It doesn't help if you just leave your car somewhere else and that space doesn't get plowed.***

**VACATIONERS:** While you are away, the car you leave behind can create **enormous** problems for your neighbors. Please be sure to leave a key with someone so that your car can be moved in case of a storm. Not only will your neighbors thank you, you will be much happier when you return and your neighbors aren't yelling at you!

If you are elderly or otherwise less agile, we recommend you stay inside during icy or snowy conditions and wait until the plows have a chance to

## Snow, cont'd...

put down sand/salt and give it a chance to work before you venture out. No one needs broken bones to remind himself how dangerous ice can be! If any of your neighbors are elderly and should not be walking in the snow, please volunteer to take their car keys and move their car(s) out of the way when you move yours.

***Just A Reminder:*** shut off and drain your outside faucet to avoid freezing and flooding during the winter months!

## A Special Thanks Goes To...

- Gary Houston of 74 Salem Walk for volunteering to repaint our parking space numbers over the summer. Gary has said he will do the lines for the parking spaces next spring/summer – let's hope his back holds up !!
- Bob Wilson of 42 Salem Walk who volunteered to power wash the algae off of the clubhouse. It looks great!
- Anita Sanford of 68 Greenwich Way for planting and taking care of the flowers around the clubhouse.
- Bob Steady of 62 Greenwich Way for coordinating the bulk trash pick-up.

The Board thanks all of you; please know that your neighbors appreciate all of your hard work!

## Feel Good....Volunteer!

Do you have a special talent that can be used by the Association? Are you looking for something to fill your time? In an effort to keep costs down, the Board is willing to entertain suggestions of volunteer services from our owners. Please let any one of your Board members know, or drop a note at the clubhouse.



## Christmas Trees

For those of you who have a live cut tree, please do not discard it in, or place it alongside, any dumpster. Please place it either on your back patio or on the side of your unit for collection. (During winter storms, trees blow around and end up in the roads or against cars.)

Christmas trees will be collected during the 2-3 weeks following the holiday.



## Animals and Pets

As always, we have to make our appeal -- **Please! Please! Please!** Clean up after your dog. People are becoming very lax about this and, as winter approaches, it is very important that you clean up before everything freezes into unsightly clumps.

**Remember:** there is to be no chaining, leashing, or tethering of **any** animal outside of your unit at any time -- not even if you think your pet is harmless! For those of you who have chosen to install back patio fencing, dogs are ***NOT*** to be left on the back patio – they should be on a leash with you at all times, and are not allowed to be loose. Please let's keep everyone safe!

**DO NOT** leave food outside or otherwise feed any wild animals (including squirrels) anywhere on Longmeadow property. This has become a problem in many areas. Even if you 'think' you are only feeding birds, you may be attracting unwanted wildlife: the skunks, raccoons, muskrats, geese, and rodents that live in the "protected" marshlands running next to our homes.

## Work Requests, Maintenance and Emergencies

Requests for maintenance should be addressed directly to Rolar Management by filling out a work request form. Work request forms can be found on the outside of the clubhouse in the black mailbox. Once filled in, please keep one copy for your records and place the balance of the forms in the gold slot at the clubhouse. You will hear back from Rolar within a reasonable amount of time concerning your request. Please don't address maintenance items verbally with any of the workers you see around the complex. They can't handle the problem – and are not responsible for reporting it to the management company. Every work request is scheduled through Rolar Management. With cold weather fast approaching, please be especially vigilant for sounds of running water. **Emergencies** should be called in immediately to Rolar Management at 387-9700.

## Building Liaison Program

Building liaisons are as follows:

Holly Chepow, 52 Salem Walk  
Steve Schwartzberg, 106 Salem Walk  
Laurie Paladino, 37 Salem Walk  
Scott Sivek, 63 Salem Walk  
Michelle D'Aiuto, 29 Jackson Drive  
Mary Ellen Cortigiano, 45 Greenwich Way  
Nancy Korcsmaros, 5 Greenwich Way  
Bob Steady, 62 Greenwich Way  
Monica Foran, 57 Greenwich Way

Please feel free to address issues with Liaisons or write to the Board concerning issues you think are being overlooked.

## Important Contact Information

Your Board is always available to help with problems, but in most cases there is little a Board member can do except relay your call to the appropriate channels. Remember, there are 215 units and it is impossible to remember every time someone mentions a potential problem. The following numbers are to help you when you need to decide who to call or how to take action:

### *In Case of:*

**EMERGENCY**, fire or health ..... **Call 911**

**Gas Leaks**..... **Call 1-800-513-8898**

**Urgent** maintenance issues,

such as frozen pipes, no

water, running water,

serious water leaks..... **Call Rolar 387-9700**

Other **non-urgent** repairs.... **Fill out work request**

**Landscaping** issues..... **Fill out work request**

**Plowing** issues..... **Call Rolar 387-9700**

**General comments**..... **Write your Board**

## Your Clubhouse

With the newly-refinished hardwood floors and a new refrigerator downstairs, the clubhouse is a perfect venue for holiday parties and is available for rental! Please contact Rolar Management at 203-387-9700 to reserve the clubhouse now! Contact any board member if you would like to use the clubhouse for uses other than parties, such as for meetings, recurring events, etc.



**See us on the web** at [www.longmeadow06460.com](http://www.longmeadow06460.com) for up-to-date news and pictures of your community! If you have content for the website, pictures or stories, please e-mail [kit@prodigy.net](mailto:kit@prodigy.net)



## Contact Us

Please note changes in e-mail addresses:

Your Board of Directors:

**Ruth Nappe, President, 38 Jackson Drive**

[ssshortstff1@aol.com](mailto:ssshortstff1@aol.com) or [rnappe@optonline.net](mailto:rnappe@optonline.net)

**Bette Carlson, Vice President, 74 Salem Walk**

[Yukicar@aol.com](mailto:Yukicar@aol.com)

**Kit Kaolian, Secretary, 48 Salem Walk**

[kit@prodigy.net](mailto:kit@prodigy.net)

**Jackie Steiner, Treasurer, 152 Penn Common**

[jacqueline1941@optonline.net](mailto:jacqueline1941@optonline.net)

**Liza Sivek, Member-at-Large, 63 Salem Walk**

[elizabethsivek@yahoo.com](mailto:elizabethsivek@yahoo.com)

**Rolar Management**

387-9700

## Dumpster Etiquette

You may have noticed new signs posted on the dumpsters. This is just a reminder that dumpsters are to be used for normal household garbage. Building materials, mattresses, furniture, propane tanks and any other flammable items, rolled up carpets, etc., are not to be placed in or alongside dumpsters. Any resident noticing someone putting the above items in a dumpster should contact Rolar Management immediately with the person's name and unit number so that the appropriate action can be taken.

When possible, please throw your trash to the back of the dumpster so that it doesn't clog the doors. This is particularly important with the holidays around the corner and the large amounts of trash generated.

## Bulk Trash

All bulk trash items such as refrigerators, washers, dryers, furniture, tires, etc. are not to be placed in dumpsters. The City of Milford provides bulk trash pickup during the summer – typically in July or August – and you will receive a notice when our bulk trash pick-up is scheduled.

## Recycling

Recycling is something all of us must do.

Each unit is provided with a recycling bin; if you do not have one please contact either Rolar Management or the Board. Your recycling bin will be picked up every other Monday and if you are not sure of the correct day either ask your neighbors or look for the many recycling bins that are placed outside the night before. Here are the items that can be placed into your recycling bin:

*Plastic:* Empty juice, soda, water, milk and laundry detergent bottles, or any container with a #1 or #2 in the recycling triangle located on the bottom of all plastic containers. Rinse, leave labels on, discard caps, flatten large no deposit items. The only exception to this Motor Oil or Antifreeze containers, they contain a hazardous material and do not go in the bin. Do not put any plastic bags in the recycle bin. Examples include soda and other beverage bottles. Ketchup and other condiment bottles, peanut butter jars, laundry detergent bottles and milk jugs.

*Glass:* Empty, unbroken bottles and jars; clear, brown and green glass. Rinse, leave labels on, discard caps. No drinking glasses, Pyrex, mirrors, window glass, light bulbs, ceramic or broken glass.

*Metal:* Empty food and beverage cans, clean aluminum food trays. Rinse, leave labels on. No spray cans, paint cans, coat hangers or metal household items. Foil trays and other foil items can't be recycled by our recycler, look for 100% aluminum only to put in the blue bin.

*Cardboard:* Cardboard and cardboard boxes must be neatly flattened and tied.

*Newspapers & Junk Mail:* Unsoiled newspapers only, including inserts that are in the newspapers when purchased. Also, junk mail and magazines now can be accepted too. You have two options on how you can submit these items. They can either be tied with twine or placed in a paper bag.

*Telephone Books:* Phone books should not be placed in the blue recycling bins, they can not be recycled with newspapers. You can still do the right thing; the following information is from the AT&T Office: call (800) 953-4400. Then just follow the number instructions to enter your zip code.