

SHEFFIELD RIDGE CONDOMINIUM ASSOCIATION, INC.

Autumn 2009 Newsletter

Fall foliage is in full swing, and oh boy! it has gotten cool very quickly! Much has transpired since our last newsletter here at Sheffield Ridge. The greatest changes are those you can't see, but *can* feel. This past month, McCarthy & Associates, our Super, Al Raymond and VP Board Member, Mark Walker have been playing "Beat the Clock" with Mother Nature. We are very happy to report that ALL of Sheffield Ridge's buildings have heat! Just in time for the very cold weather we got this October. And yes, there was a BIG question about that happening. Fairview had a large pipe leak which had been leaking for most of the Spring. Maple, as you know, lost one entire boiler this past spring which had to be replaced. And Prospect, had Condensate Tank problems – which even if you don't know what it is – meant that Prospect would have no heat.

All the Sheffield Ridge boilers have received inspections and, *more importantly*, much needed maintenance and repair. All the steam traps were cleaned and/or rebuilt; strainers checked and cleaned, and the boiler low water cut-off switches cleaned and inspected. Fairview's broken pipe has been replaced, and now has full capacity for the winter. Prospect has had it's condensate tank repaired, and they have heat. And Maple – a HUGE undertaking – has had it's broken boiler replaced. Apparently, there are 9 sections to a boiler and each one weighs 400 lbs! That's why you've seen all the trucks in the parking lot. 9 old sections had to come out and 9 new ones had to go in. It took a full week for the removal and replacement of the blown boiler. Maple has had heat on it's remaining boiler. Now, it will have full winter heat capacity of two boilers to keep you toasty. Thanks to all of the in-house maintenance, the savings to the Association was well over \$10,000. Thanks, guys!

A Reminder Regarding the Fall and Spring seasons. Yes, it has been cold. This is the time of "in-between" the heat of Summer and the fridity of Winter. Because we are "in-between" the extremes of temperature – the boilers are NOT going to be running 24/7 to keep you warm. The boilers turn on and off according to thermostats located in approx. 5 locations in each building. The heat controller averages the temperature. If that average is in the preset comfort range – the boilers do not come on. There will be occasions when it gets cool in the buildings.

It is advised during these "in-between" seasons that you wear a few extra sweaters, use heating pads, hot water bottles or heated blankets, perhaps bake lots of cookies, rearrange your furniture, clear out your closets, and also, try a little exercise to keep your blood moving. You get cold faster when you're not moving. We don't want anyone to be cold – *however*, you cannot realistically expect the buildings to be heated continually, so that you can run around with little clothing, and not pay a *lot* more in common charges. We are unable to respond to individual requests for more heat. The buildings are not constructed that way.

Now is the perfect time to make your preparations for winter: make sure you have nothing blocking or covering the radiators which will prevent the heat from spreading; get out your winter clothes and bedding; wrap up/cover your air conditioners to keep drafts out; make sure your windows are covered by curtains at night to keep the heat in; and if you can get one, use a small humidifier in your apartment at night. The humidity holds the heat and makes it feel much warmer.

Recently all the hall and lobby carpets received a professional wash throughout the Complex. All the basement floors and walls were recently repainted, as well. Torn and faded carpet at the back door entrance of Prospect was replaced. New mats were put at the back doors.

The storm drain right next to Prospect in the parking lot had to be repaired. Without repair, parts of Prospect would be floating in the next deluge. The drain pipe had broken and was absolutely jammed with fallen leaves. The pipe has since been replaced with a slightly larger one with the result that Prospect should remain dry. At the same time, you will note that the parking lot has been spot repaired to get it ready for the winter. During the next year or two, the entire parking lot will need to be repaved and the drains checked and reworked.

Our landscapers came in and replaced a number of bushes and plantings that didn't survive the winter, or drowned in the early summer rains. We ask that you help by being careful where you walk. And we ask you to tell your contractors to be careful of our flowers and plantings when they come to serve you. Replacing the new landscaping that was put in last year is costly, not to mention how badly battered plants look along our walkways.

As you have seen, AT&T finally came through and had conduits installed in all three buildings. After the pizza party on Friday, October 16th – wiring has started being installed in all the buildings starting with the Prospect building, then onto Maple, and finish up with Fairview. Once in place, all residents will have the option to choose either Cablevision or AT&T for their media and telephone needs. They hope to have all the wiring finished within three weeks.

Recently, it came to the Board's attention that a Prospect tenant was found painting some furniture in one of our stairwells. This is not allowed. Please understand - the stairwells are there for emergency egress from our buildings in case of fire, etc. Residents are welcome to use them to access all the floors. However ... They cannot be blocked by someone using them as an extension of their rental or personal space for whatever reason. It is against the law. Thank you.

Also, we wish to thank all those garage owners that responded to our call, and took on the Norwalk Tax Assessor's Office for their inflated assessment of our garages. You were able to get our garage assessments rolled back to their previous level. Well done!

Recycling Bins. We need to make sure that everyone observes the proper use of our blue recycle bins located next to the dumpsters. This is because the Town Recycling truck won't pick up bins with the incorrect items in them. Garbage does not belong in the blue bins. Garbage goes in the dumpster. Each blue bin is marked as to what is to go in them. The big "no, no" is plastic bags. **There cannot be any plastic bags in the blue bins.** If there is – the Recycling Truck will not take them. Please ensure that all plastic bags go in the dumpsters.

Note Re: The Newspaper Recycling Bin. According to the Town of Norwalk you *may also* put wrapping paper, magazines, catalogues, junk mail and phone books in the Bin.

Cardboard/Boxes need to be flattened and go in dumpster.

If you have something that won't go in the dumpster, you are required to deliver it to the Town Dump/Transfer Station. **Nothing** is to be left by the dumpster. You'll need a free Town Beach sticker to go to the transfer station, or arrange for someone to haul it away. You cannot leave your old air conditioners by the dumpster. Your dealer can recycle the old one when you buy a replacement. If you leave stuff by the dumpsters, you will be fined.

You may have noticed that all our outside lighting is now controlled by photocells so they come on only when needed. We will realize a cost savings with this. Also, we have switched to a third party electrical supplier for all of our common areas - saving about 15% on our electric bill.

Lately, it has become apparent that there has been a marked lack of courtesy towards our staff by Sheffield Ridge residents. Our staff is doing the best it can with the constraints placed upon them by all 118 Unit residents, the Property Management Company and the Board. Please show them a little consideration, and treat everyone here at Sheffield Ridge with courtesy, dignity and respect. It makes life much more pleasant for everyone involved.

We hope you saw the beautiful flowers and plantings in the large window box running along the front of the Prospect Building these past two summers. It was a riot of color. And it is all due to the enthusiastic efforts of Cynthia Schmitz in Prospect. Prospect has not looked so well in a long time. Thank you, Cynthia!

The Board would love to have someone to do the same thing for the Maple and Fairview buildings. If you miss gardening and would like your own little spot, where you'd plant flowers, *and* maintain it throughout the Summer, please let us know. We'd be happy to help you make the window boxes bloom in front of the other two buildings. Please contact one of the Board members to discuss.

If there are things you'd like to see done differently. If you have ideas for Sheffield Ridge to improve our property, the functioning of things, or you'd like to be in on those crucial moments when the Boards decides what's going to happen to Sheffield Ridge – you can! There are 4 spots up for election on the Board of Directors at our next Annual meeting in the winter of 2010. Jerry McCarthy will send out the appropriate forms – submit your mission statement and run! Sheffield Ridge Condominium Association always benefits from people willing to contribute with fresh ideas and energy. The term is for two years.

Again, your Board, and your neighbors, appreciate the daily care *you* take in helping Sheffield Ridge Condominium be a great place to call Home. This is a peaceful, clean and pleasant place to live. Please help us out and report any problems to our Superintendent, Al Raymond at 838-1494 -- like burned out light bulbs, peeling wallpaper, a mysterious substance on the floor , a broken lock at an entry, a broken dryer, etc. With three buildings to cover, your help would be most wonderful.

Many thanks for your attention. Your Board wishes you a great Autumn and Winter.

Board of Directors, October 2009
Sheffield Ridge Condominium Association