

SHEFFIELD RIDGE CONDOMINIUM ASSOCIATION, INC.

Summer 2010 NEWSLETTER

Happy Summer, Everyone! It's been an interesting Winter and Spring hasn't it? Never quite know what the weather's going to come up with next. Your Board is pleased to report that Sheffield Ridge Condominium Complex is in pretty good shape. We thank you all for your efforts to take care of the grounds, buildings and each other.

There is nothing brilliantly new at the complex. Well, except possibly certain plumbing improvements and boiler additions. Also - as you can see, we have been mulched for the Season. Many of the plants that suffered the winter salt and the damaging winds of our Nor'Easter are slowly being replaced, the damage repaired and stumps removed.

The Board is working on completing current projects, maintenance and storm repair. If all goes well, we hope to simply keep to maintenance and repair for the next year. Once again, you all need to be aware that our next major new project will be to replace and upgrade the parking lot and drains. This will be a substantial project with a substantial cost. Your Board is reviewing projections, plans and financing possibilities to see how it can be financed without placing an undue burden on Unit owners (or renters for that matter!).

Sheffield Ridge Security: As a result of several incidents lately at the Complex, the Board urges its residents to be more careful about building security. Sheffield Ridge has a higher level of security than many condo complexes. We have gated parking lots. We have good locking systems on all of our outside doors. However, they don't work if you let a stranger into your building – either because you're both going in at the same time, *or* because they've buzzed you, because no one else is home or is willing to let them in. It is important that we all maintain a certain discipline at our entrance doors, otherwise, we put everyone at possible risk. If you let someone in whom you don't know, you are also putting yourself at risk. If you must prop the rear door open, close it as quickly as you can. Please help us keep Sheffield Ridge as safe as possible.

On the positive side, our security measures here at Sheffield Ridge are very good. Don't let the age of the buildings fool you. In addition to our automated locks at our entrances, we have a computerized digital video system that watches the common areas in all three buildings, and our parking lot 24/7. As a result of our digital video system we have caught people who've vandalized certain equipment at the complex *and* provided video proof to the police to backup the arrests and/or their fines. Recently we added a couple more high resolution cameras outside to improve coverage there.

Sheffield Ridge is a very pleasant, friendly, quiet and safe place to live. We are a diverse community of professionals, long-term residents, renters, young families, retirees and new folks moving into the area. We *are* diverse, yet we all share a common desire to live in a nice community. Just think, if each Unit was a separate building, we have a good-sized village here! By all of our efforts, neighbor-to-neighbor, looking out for each other in our community, observing our common rules, keeping our parking lot and landscaping clean and tidy – we've created a good place to be. With a little common sense, we can all be safe.

Now – as to the Sheffield Ridge “housekeeping” report.....

- **New:** Earlier this year, the Board installed new floating ceilings and energy efficient, recessed lighting in all 3 building basement hallways and laundry rooms. The laundry rooms were repainted. Also, recently, new light switch timers have been installed in all the laundry and store rooms to conserve electricity.

- **Unit Repairs** – For the Units that suffered rain damage from the Nor'easter storm – you are not forgotten! Our Property Manager, Jerry McCarthy, has a list of all the Units. He also wants to have the buildings structure inspected where the damage occurred. It's very possible the cause is not a lack of water proofing, but possibly a breakdown in the construction materials there.
 - As many of you know, AT&T finally came by and installed their wiring for their U-Verse service in all three buildings in the Complex. Apparently, those who've hooked up with AT&T are enjoying their service. We are proud to say that Sheffield Ridge Condominium is only the 2nd condominium complex in all of Connecticut to offer a choice between Cablevision and AT&T.
 - Recently, Sheffield Ridge purchased a generator to use for long power outages like the one we experienced with the Nor'easter. The generator's purpose is primarily to back up the 6 sump pumps in the base of the Prospect building – so that the flooding of our sump pumps (and the basement) can be avoided.
 - **Plumbing-wise!** Ball valve installations have been completed in all 3 buildings in the vertical water supply risers. This means that if we need to make a repair in a Unit, instead of shutting down the water in **all 3 buildings** as we did in the "old" days..... We can now simply shut down one line of Units in a building to make the repairs, while keeping the rest of the Complex's water pressurized. Result? Much less disruption in people's lives, **and** brings the cost of repair way down. Also, it avoids possible complications from having to re-pressurize a large Complex like ours! Remember all those flushometers merrily flushing away after our last Complex re-pressurization?????
 - **Air Conditioners** – Anyone wishing to replace their air conditioners for the summer, please remember the A/C unit needs to fit within the Sheffield Ridge through-the-wall sleeves. Please contact Al Raymond, our Superintendent for the specifications for the A/C unit you'll need to buy. Window air conditioners are not allowed in our windows, and if put in a sleeve, have a tendency to overheat. And you could be fined. Just a thought.
 - **Get Yourself A Spare Key to Your Unit!** The Board highly recommends that every resident have a spare key to their Unit. Leave it with a trusted neighbor or with a friend. Spare keys cost \$10, and can be ordered from Al Raymond, our Superintendent. The keys are special security keys. They cannot be cut by the local hardware store. They have to be ordered. You're wondering why this note???
- If you lock yourself out of your apartment after office hours, and report it to Sheffield Ridge, Al Raymond or McCarthy and Associates, and someone has to come from off-site to open your door – you will be charged \$50.00 (payable at the time of the unlocking) for the service. This applies even if you decide to climb in your window after calling for help. A locksmith will charge you \$150.00 for the same service. **Once a resident has called McCarthy and Associates for "lock out" help, the Board has instructed anyone who comes to help the resident not to open the door until the \$50.00 fee is paid.** If you do not pay, it will be placed as a fine on your Unit. (This, of course, does not apply in an emergency.)
- **Light Poles in Front of Buildings** – Some of you will notice that the standing ones have a new fence around them. The garden fences are light and decorative. We're hoping they'll keep dogs off of the bases, and young people from pulling the lights over! This recently happened at Maple. The posts are very costly to replace.
 - **Shopping Carts:** Reminder – Please return the shopping carts to the basement level from where they're usually "parked." If you leave them outside your door, or don't return them for long periods of time, people are left hanging. The whole point of having the carts is to be helpful to all residents. Please be thoughtful, and return them.

- **Recycling - Reminder – PLEASE! No plastic bags in *any* of the Blue Bins!**
 - + **In the Bottle and Can Recycling Blue Bins** – these are *also* for metal and plastic containers, as well as bottles. Norwalk will accept any plastic, now, with the numbers 1-7 in the small triangle found on the bottom of the containers. Please wash and rinse all containers *before* putting in the recycle bin.
 - + **Newspaper Recycling Bin** – In addition to newspapers, you may also put magazines, catalogues, wrapping paper, tissue paper, direct/junk mail, food boxes (flattened), phone books, etc. Just please make sure they're all clean and dry!
 - + **Boxes and Cardboard** – Please flatten and put in the dumpster with the garbage.
- **Planters in front of the buildings.** Board is trying to figure out whether to demolish them, improve them, or ignore them!
- Finally...the antennas on Fairview's roof belonging to Cablevision are going to be removed. Yes, we live in hope! Reportedly, progress **is** being made, just at a glacial pace.

Did you see the beautiful flowers and plantings in front of the Prospect Building these past two summers? It was filled with color. 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 to do the same, please let us know.

If there are things you'd like to see done differently, please think about running for the Board, forming a committee, or simply, telling us your ideas. If we can make it happen, we will. Sheffield Ridge Condominium Association always benefits from people willing to contribute with new ideas and energy. If you spot something that needs fixing or there's a problem, please report it to our Superintendent, Al Raymond at 838-1494. Again - with three buildings to cover, your help would be great.

May you have a wonderful Summer! Best wishes.

Board of Directors, May 2010
Sheffield Ridge Condominium Association