

Sheffield Ridge Condominium Association, Inc.

HIGH SUMMER 2011 NEWSLETTER

To All Residents and Owners of Sheffield Ridge:

Happy 50th Anniversary to Sheffield Ridge! Sheffield was completed as an apartment complex in 1961. Sheffield Ridge is unique in that it is the large condominium complex which rests in the very heart of the City of Norwalk at its highest point. Not only do we have a safe, secure, warm (in the winter) and pleasant place to call home, we also have all of the resources of Norwalk virtually at our doorstep.

Sheffield Ridge's proximity to Norwalk Hospital is a boon to residents who have a need for care. We are at the crossroads of major transportation arteries. We have the Stepping Stones Museum for Children, and Lockwood Mathews Mansion park with its modern playground, and nature walks along the Norwalk River nearby. We have access to two amazing beaches, Cranbury Park and an exciting cultural environment which continues all year long including fairs, concerts by the symphony and Norwalk Community Chorale, Jazz Festivals, the Annual Oyster Festival, the famous SONO Arts Celebration, historical sites, shopping and entertainment. At Sheffield Ridge Condominium we live close to everything happening in Norwalk. With continued care and maintenance – there is every reason it will be here for another 150 years.

What makes Sheffield Ridge Condominium Complex work with its 118+ Units, are the people who live here. We are a diverse, professional group who all desire a home, a base, a haven and a launching pad to the greater world out there. We also have a great number of folks who've made Sheffield Ridge their home for a very long time.

However, due to the high turnover of our rental Units, the quality of life here at Sheffield Ridge has suffered somewhat. **Every resident** needs to be involved in the care of our complex to make it work. The quality of life at Sheffield Ridge rests in **your** hands. The Board can make sure the water is running, the machines are working, the heat comes on and, that you have gas to cook your food. The Board can oversee the structural repairs and maintenance and the landscaping. However, we cannot do anything about the quality of life here without *your involvement* and *your help*. We also need the Unit Owners to be involved.

There are Rules and Regulations in place to protect everyone. They are not to punish – they are there to make the living conditions work for people who live right next to each other. We can, and will, impose fines on folks who infringe on the rights of others. We'd rather not. If you do not have a copy of the Rules and Regulations, please contact either 1) your Landlord, or 2) McCarthy & Associates for a copy. We all deserve to enjoy living here. We need to be considerate of each other, live quietly, pick up after ourselves, avoid littering and look out for neighbors who might need a little help, as well as looking after ourselves and our families.

Note: We've received word that the City of Norwalk will be milling Maple Avenue sometime during the summer. This is to prepare the surface for new tarmac. Please be aware/careful – not only for the milling machines, but also for the raised sewer heads and drains.

Projects/Updates:

1. Our project to replace the lighting fixtures in all 5 garages, laundry & boiler rooms has been a success. And yes, CL&P's Clean Energy Fund came through and funded half the cost of the installation. As a result, we plan on seeing a reduction in our electric bills.
2. Removing the Cablevision antennas from the roof at Fairview. As you may have seen, the antennae are gone! There are still a number of steel beams that need to be removed from the roof. The antennas were not only an eyesore, several leaks had developed in the roof causing structural concerns. It has taken 4 years for this project to finally happen. We hope it will be resolved by the end of August at the latest.

3. The structural analysis of our external walls of all three buildings has been delayed by the Cablevision project. We hope this can begin by summer's end AND that all the Units will be finally repaired from the Spring 2010 storm. It has been a long process, and we understand it's frustrating to those who have Units still to be repaired.

4. The boilers in all three buildings – Fairview, Maple and Prospect – have been pickled for the summer. Thanks to all of Al's hard work on our boilers, and the testing and replacement of building thermostats – Sheffield Ridge enjoyed its most reliable heat production over this past winter – for the first time in a long while. The condition of our heating and hot water systems is at the highest level we've enjoyed in many a season. As a result, we are looking forward to a reduction in costs this coming winter.

5. Flowers/plantings in building window boxes and by building lampposts has been done for the summer months making the complex look quite cheerful. Water bibs have been installed by the window planters at Maple and Fairview making it easier to water them. The Board is looking for a Fairview and Maple resident to help oversee the care, watering and odd weeding of the flower box and flowers around the lampposts in front of the buildings. Cynthia Schmitz at Prospect is taking care of their building's flowers.

6. Mailboxes can be easily repaired if they are lacking locks or have broken locks. When you get your mail, please make sure that you lock your mailbox securely closed so your mail doesn't fall out. (It also looks very low rent if the mail doors are flapping open.) Contact Al Raymond for any lock repair.

7. The back stairs of Maple and Fairview will receive their annual coats of paint soon, including the entry islands into the Sheffield Ridge parking lot.

8. Air conditioners/window fans. Air conditioners can *only* be added using the below window sleeves in place. Air conditioners and window fans are *not permitted* in the windows at Sheffield Ridge.

Please consult with Al Raymond for the proper size of "sleeve" air condition to cool your Units. A larger "sleeve" air conditioner is needed in the main room vs. the bedrooms to cool it. Window air conditions not only do not fit the sleeves properly, they lack the power to cool your Unit. Again, please consult with Al Raymond for the proper type and size of air conditioner if you need to replace them in your Unit.

9. As you are well aware, the hospital is still in the throes of replacing its parking lot, and parking is still going to be an issue for some time. Please ensure that the gates close behind you (as much as possible) – otherwise we may not have a place to park when we get home from work!

Proposed Projects: As some of you know, we'd still like to repaid the parking lot, upgrade the drains and replace the entry gate systems. Also we may be looking at replacing all three roofs within the next couple of years if we wish to maintain their integrity. Both of these projects are large in their undertaking *and* costly. We are examining ways in which to finance these projects that will incur the least amount of financial burden of Sheffield Ridge Unit Owners and residents.

General Reminders:

- **Dog Owners:** Please remember to pick up after your dogs. Also, please be advised that you are allowed only one pet up to the limit of 25 lbs.
- **Parking:** Please make every effort to park within the parking space lines. We know that some of them are narrow, but we have more cars than ever before, and need every parking space we can get. If you take up two spaces, folks have to park elsewhere.

And remember – to park only "nose in" to the buildings. We don't want exhaust fumes pouring in Unit windows.

- **Get Yourself A Spare Key to Your Unit!** 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. Getting locked out will cost you \$50 payable to Sheffield Ridge for Al to let you back in.
- **Neither Personal Items or Garbage are allowed in the hallways, stairways – or any common area both within the buildings and out on condominium grounds.** Please show a little pride in where you live. Please sure the hallways are clear, please avoid using the grounds as your litter dump and ashtray, please do not spit on the grounds, and please clean up after yourself if you drop or spill something.
- **Common hallways and parking lots are *not* playgrounds, and shopping baskets are not toys.** Please keep children in your Units while you are in the building. Parents are responsible for their children's behavior, safety and *noise*. Everyone has the right to enjoy a pleasant, quiet place to live.
- **Boxes and cardboard** – Please *flatten* the boxes and put in the dumpster.
- **Recycling** – Recycling usually comes by once a week. **PLEASE! No plastic bags in any of the Blue Bins.**
 - + **In the Bottle and Can Recycling Blues Bins** – these are also for metal and plastic containers, as well as bottles and cans. Norwalk Recycling will accept any plastic with the numbers 1-7 in the small triangle found on the bottom of the containers. Styrofoam is *not* recyclable. Please wash and rinse all containers before putting in the recycle bin.
 - + **Newspaper Recycling Bin** – In addition to newspapers, you may put magazines, catalogues, wrapping paper, tissue paper, direct/junk mail, food boxes (flattened), paper egg cartons (flattened), cereal boxes, flyers, toilet paper or paper towel tubes (flattened), your store receipts, paper bags, work papers, phone books, etc. No heavy cardboard. All paper that is clean, dry and free from food stuff can go in the bin.

If you spot something that needs fixing or there's a problem, please report it to our Superintendent, Al Raymond at 838-1494.

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.

Please remember, however much we can do as a Board, **YOU** are the ones responsible for the continuing security, cleanliness and pleasantness of living at Sheffield Ridge Condominium. Thank you very much for helping.

We wish you a very Happy and Enjoyable Summer!

Board of Directors, July 2011
Sheffield Ridge Condominium Association