

Sheffield Ridge Condominium Association, Inc.

THANKSGIVING 2010 NEWSLETTER

Here we are again – heading for the holidays. The cool Autumn must be Nature's way of making up for the long, hot Summer. The Sheffield Ridge complex - structurally speaking - is doing quite well. Quality of life needs a little help from its residents.

Sheffield Ridge is now nearing its 50th year. Maintenance is an integral part of keeping the complex in good repair. We are happy to say that all of our previous efforts have gone a long way towards keeping our costs down.

Projects: Our current project is the replacement of lighting fixtures in all 5 garages, laundry & boiler rooms. We are moving from a T12 to a T8 lighting fixture and sensors that will turn on the lights only with activity. The lights will turn off when no one's in the garage. Not only will this save us a great deal of money over the long term, but CL&P's CT Clean Energy Fund generously agreed to fund **half** the cost of the installation as part of their conservation program. CL&P's participation was brought about by the efforts of Board VP, Mark Walker. For the future, your Board is considering adding motion sensors to our hallway lighting – again, to reduce our electricity costs. The lights would come on the moment you stepped into the hallway, and then go out once you've gone into your Unit. We will keep you apprised.

With an eye towards saving Sheffield Ridge money without compromising coverage or service, our Property Manager, Jerry McCarthy, has found a new insurance company and new elevator maintenance company for the complex. The cost savings will be substantial over the long term for Sheffield Ridge. The monies saved will help us to turn our attention to other improvement projects for the complex. Such as replacing and upgrading the parking lot.

Landscaping efforts are on hold for the most part. However, damage to the plantings around the buildings – especially in front of Maple and Prospect – we hope to fix come the Spring. With the fierce winter weather around the corner, it doesn't make sense to do anything until the Spring. The lawn irrigation system did get timers this Summer to ensure a more even coverage. It was, however, virtually impossible to stay ahead of the damaging effects of the month-plus long heatwave we had!

All three buildings benefitted by the repair and retiling of the main planters in front of each building under the picture windows. The mums planted in them were very attractive. We hope, too, to continue planting a flower of some kind by each of the lampposts during the warmer months.

The Board is working on completing current projects, maintenance and storm repair. Units that suffered water damage from last Spring's big storm are being repaired. An assessment of damage and building structures has been performed on all three buildings. Currently, the Board is assessing what type of treatment/or repair the outside walls of all three buildings require to minimize any future weather effect.

Note: The hospital is replacing its public parking garage – so traffic maybe a bit crazy, and, parking is going to be at a premium. Please ensure that the gates close behind you (as much as is possible) – otherwise we may not have a place to park when we get home from work! This will be going on for some months.

Quality of Life: Quality of life here at Sheffield Ridge rests, largely, on your efforts to be a part of the community. And it has been suffering a bit lately. We are a diverse community, yet we all share a common desire to live in a nice place. Without your help to keep the common areas clean and tidy; without your willingness to follow the Sheffield Ridge Rules and Regulations; without your attempts to be thoughtful and considerate of your neighbors as you would like them to care about you – this place will go downhill very rapidly. We all deserve to enjoy living here, and we need to be kind to each other, as well as looking after ourselves. There are too many people here to ignore this.

First Off – Landlords – Please make sure that all your tenants have a copy of the Sheffield Ridge Rules and Regulations **before** they move in. So many problems are incurred by supposedly ignorant tenants moving in. They and/or you will be fined for any infractions.

Residents – Please review your Rules and Regulations. For instance, in spite of Fairview having one of the largest dumpsters in the complex – it ended up filled to overflowing because folks refused to flatten their cardboard boxes *before* putting them in the dumpster. Result – trash/garbage all around its base. Hey, you're not supposed to leave anything on the ground around the dumpster. If you do see large items on the ground – rest assured, we know who did it because of our security cameras, and they will be fined. If you leave something – you will be fined.

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. This is home for many people. Let's make it a nice home to live in.

Reminders:

- **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.
- **Personal Items in the hallways are not allowed.** And if you break something or drop something in the hallway – please clean up after yourself. The hallways are not cleaned/swept every day.
- **Common hallways are *not* playgrounds.** Please keep children in your Units while you are in the building.
- **Boxes and Cardboard** – Please *flatten* the boxes and put in the dumpster.
- **Recycling - 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. No cardboard. Just please make sure they're all clean and dry!

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

Sheffield Ridge is a very pleasant, friendly, quiet and safe place to live with your efforts. Thank you for helping.

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.

We wish you a very Happy Thanksgiving. May you have a wonderful holiday season and new year!