

Sheffield Ridge Condominium Association, Inc.

THANKSGIVING 2011 NEWSLETTER

As we close out Sheffield Ridge's 50th year at the top of the ridge, we look back on an Autumn of "interesting" weather: we had a close brush with Hurricane Irene which knocked out our power for about 36 hours and our roads almost impassable; and then, one of the earliest snow storms/winter nor'easters in recorded history, which broke one of our trees at Fairview, but miraculously spared our power. We were so lucky compared to the rest of the state.

News: Your Board is working on a special website for Sheffield Ridge Condominium Association. We hope to have it up and running online by early 2012. It's simply a matter of filling in the information and features. As soon as it goes public on the Web, we'll let you know. You'll be able to find newsletters, Rules and Regulations, frequently-asked-questions, directions to the condominium for your out-of-town visitors, and possibly work orders and online common charge payments (the latter down the road!).

The front of the Maple building was landscaped to make up for the damage suffered over the past two years. We hope to replace one of the bushes in front of Prospect, but that will have to wait until the Springtime. In light of the tree being taken down by the snowstorm, we will be considering a pruning program for some of the trees at Sheffield Ridge.

We are happy to report that because of the constant monitoring, maintenance and upgrades, where possible, and the comprehensive in-house work provided by Al Raymond, our Superintendent, and one of our Board members, the Complex is in the best shape it has been in for many years. And, we are happy to note, that again, for the next six months, we have avoided raising the common charges.

Parking Lot – we'd like to remind all residents of Sheffield Ridge that there are no assigned parking spaces. If you have a registered vehicle at Sheffield Ridge, you can park anywhere you want in the parking lot, irrespective of the building you reside in. We simply ask residents to be courteous and avoid parking "rear in" against the buildings, and, that you try and stay within the painted lines. Please keep an eye out for non-residents in the parking lot as there has been an occurrence of "keying" on the side of a Sheffield Ridge resident's vehicle parked in our parking lot.

Also, please remember that vehicles that do not work are to be removed from Sheffield Ridge parking areas for repair or disposal. If they are left for a long time after a request by the Association to move the vehicle – it will be towed at your expense. If you are using only one of two cars, please make a point of moving your car every few days to avoid a warning. If you're going out-of-town on holiday, please let Al Raymond know. Thank you.

Projects: We have three major projects under consideration. You have "heard" about them all before. First, there is the evaluation of the external walls for leaks and repointing. If we have to "repoint" all of the external walls at Sheffield Ridge, this will be a lengthy and expensive undertaking. Second, as you've been hearing for several years now, we need to redo the parking lot and the drainage system. This is also another long and lengthy undertaking which would displace many residents' vehicles for a long time. And finally, within the next year or two, we need to consider upgrading/replacing our roofs on all three buildings.

Your board is exploring various ways of financing the above projects with the aim of imposing the least amount of financial hardship on the Unit Owners here at Sheffield Ridge. We'd very much like to avoid any assessments, especially as we've managed to avoid any for a number of years now. We are also looking into loan/repayment options which we hope would have the least impact on Owners.

Next Annual Meeting – pencil in the date of Monday, 23 Jan. 2012 – assuming Mother Nature cooperates. There will be a number of openings on the Board. If you are a new Owner here at Sheffield Ridge and would like to find out how things happen here at the complex, or institute new changes, please consider submitting your name for consideration. New people bring new ideas and Sheffield Ridge always benefits.

Laundry Machines: This is just a reminder that our machines are not commercially-sized machines. Please do not pack them to the brim (the top) with laundry. Not only does it cause the machines to wear out faster and breakdown – it also means that your clothes do not get clean.

At \$1.00 per load, Sheffield Ridge has one of the lowest laundry costs in Norwalk. If you want to keep the cost down, please do not overload the machines. If you have comforters or large blankets or curtains to be washed, please take them to a commercial laundry or a cleaners to get them cleaned.

As a point of courtesy, please remember to clean the lint out of the dryers when you've finished with your clothes. And, please, keep the laundry room and floor as clean as possible. Thank you.

Importantly.....If you spot something that needs fixing or there's a problem, Unit Owners please report it to our Superintendent, Al Raymond at 838-1494 – and if you are a Tenant, please report any problem to your Landlord. *If you don't call and report it – it won't get fixed.*

Thank you for your efforts to make Sheffield Ridge a very pleasant, friendly, quiet and safe place to live. There are a lot of most excellent people here.

We wish you a very Happy Thanksgiving. May you have a wonderful holiday season and New Year!

Board of Directors, November 2011
Sheffield Ridge Condominium Association