

Longmeadow Newsletter

Spring 2008



ROOFING

The next set of buildings to be roofed this spring will be 49 - 71 Salem Walk, 73 - 87 Salem Walk, 94 - 106 Salem Walk, 64 - 84 Salem Walk, 49 - 57 Greenwich Way, 35 - 47 Greenwich Way, 37 - 49 Jackson Drive.

When your building is scheduled to be worked on, you will receive a notice in your mailbox. Please note that at that time all patios must be cleared of tables, chairs, and anything movable. (You may leave these items in the BACK grassy areas during the duration.)

Neither the Association, roofers nor R.F. Austin is responsible for moving your belongings or for any plantings that may be ruined during construction.

Along with roofing, we are replacing gutters and downspouts, chimney surrounds, flashing, and soffits. In some areas, entire chimneys need to be replaced, some venting of upstairs bathrooms needs to be replaced, and in other areas part of the vinyl siding has to be torn off and replaced. This is not a regular roof replacement project as you would have on a home but more along the lines of major renovations to our roofing system. When your roof is being worked on, Bob Austin will be in touch with you directly to schedule a time to get into your attic space for any work that may be required. *Note: Attic space will become messy (sawdust). Anything of value should be covered during this project.*

In addition to the five buildings which were finished in 2006/2007, the Board hopes to have an additional 7 buildings finished during the 2008 year, weather permitting. Please have patience as the contractors work their way around the complex. The order of work is at the discretion of the professionals – but your building *will* be done.

For continual roofing progress & photos, be sure to visit the news zone of our web site – www.longmeadow06460.com!

ALERT! TAKE NOTICE:

Unfortunately, there have been a number of instances of items being stolen from unlocked cars over the winter months. A number of cars were “tossed:” some had radios removed, and still others were missing change, CD’s, etc.

The Board of Directors requested additional police patrols in the evenings, but this will not solve the problem. Please lock your car doors and keep an eye out for suspicious activity in the parking lots. At the Annual Meeting this year we will attempt to get the Neighborhood Watch off the ground again. We need residents to get involved and perhaps this latest round of vandalism will make people concerned enough to pay attention.

! IMPORTANT - Save The Date !

The Annual Meeting of the Association will be held on Sunday, June 29, at 7:00 p.m. in the clubhouse. Before the meeting, you will receive a proxy and agenda from Rolar Management. A copy of the 2007 financial audit will be available at the meeting. Due to the change in the Bylaws adopted at the 2006 meeting, we need an even higher number of attendees or proxies returned than we have had in the past. If you plan on being away or know you can’t make it to the meeting, **please** be sure to sign your proxy and drop it in the mail slot at the clubhouse or give it to a Board member before the meeting.

For new owners or people who have never attended, the Annual Meeting is where all business *not of a personal nature* is conducted. The meeting includes a review of Association finances, President’s address outlining current and future projects, election to the Board of Directors (3 of 5 seats are open this year), and an open question and answer period for old and new business. Check www.longmeadow06460.com for election results and the meeting summary.

Plowing...



We hope you were as happy as we were with THIS year's plowing! Many appreciated the addition of the sand barrels, and thanks for letting us know! Although we didn't have many storms, Erik Comstock did a wonderful job, particularly in areas that were "forgotten" by our previous snow plower (most notably in the Jackson Drive area).



Spring is Here!



And with the advent of spring we must issue our quarterly appeal -- **Please! Please! Please!** Clean up after your dog. Remember: there is no chaining, leashing, or tethering of **any** animal outside of your unit at any time -- not even if you think your pet is harmless! Dogs are to be on a leash **AT ALL TIMES.** ***This includes not only your dogs, but your guest's animals as well!***

And just in case anyone needs another reminder -- **Please** -- No food outside for the wild animals. Not only are you feeding the birds, but also attracting wildlife like skunks, raccoons, muskrats, geese, deer (yes, deer at Longmeadow), feral cats, and rodents that live in the "protected marshlands" running next to our homes. Not many people enjoy an encounter with a skunk or wading through goose droppings at the "bird sanctuary" while out for an evening stroll.

As for the feral cats -- they are a real problem over on Salem Walk. If you want to feed them, consider going all the way and adopting them -- if you don't want to do that, then participate in the neutering program through the Animal Shelter and humanely eliminate the feral cat problems. Thank you.



THE POOL: SEE ATTACHED NOTICE, AND RULES AND REGULATIONS.

Gardens, Flowers and Shrubs

The goal for all condominium life is to keep the grounds and buildings looking as uniform as possible, while at the same time allowing owners to express some individualism. To that end, you will find attached a copy of the Garden Rules and Regulations. ***Please note that the Board must approve all planting of shrubs or bushes before anything is put in place.*** If a type of bush or shrub is used that is not on the approved list of plantings, you will be requested to remove it at your expense. If it is not removed in a timely fashion, it will be removed by Longmeadow and you will be billed for the work done. ****Remember you do not own the outside shrubs and trees even if you plant them -- these are the property of the Association at large.**

Please keep all flowers and edgings to an appropriate height and away from sidewalks. Due to liability concerns, flowerpots should not be left on the sidewalk or on the walkway to your steps. Flowers and edging are placed "at your own risk" -- if work must be done to your unit and your flowers are in the way, workers will not worry about ruining the flowers or edging. Vegetables should be kept in pots -- any trailing vegetable such as cucumbers will most likely be ruined during landscaping. Landscapers are also not responsible for tending to the flowers you plant.

Also, if you intend to create a back garden, please note that back gardens may only extend 2 feet past the patio.

The residents may plant barrels, which are located at various intervals throughout the complex, with annuals. Please be sure to take care of these once planted -- watering 1-3 times per week -- and clean them up at the end of the season. Please don't plant if you don't want to care for them during the season.



Work Requests, Maintenance and Emergencies

Requests for maintenance should be addressed directly with Rolar Management by filling out a work request form. Work request forms can be found on the outside of the clubhouse in the black mailbox **and are now on-line at www.longmeadow06460.com!** Once filled in, please keep one copy for your records and place the balance of the forms in the gold slot at the clubhouse. You will hear back from Rolar within a reasonable amount of time concerning your request. Please don't address maintenance items verbally with any of the workers you see around the complex. They can't handle the problem – and are not responsible for reporting it to the management company. Every work request is scheduled through Rolar Management. **Emergencies** should be called in immediately to Rolar Management at 387-9700.

Our Website



Check our website often at www.longmeadow06460.com! It has a great deal of information about our community, and terrific photos as well. Thanks go to Kit Kaolian and Bob Fiore for the content of the site. Please contact Kit or Bob with pictures, ideas, or information that you feel need to be included on the website at: longmeadowweb@aeropix.com.

We want to hear from YOU!

We're always looking for things to print in the newsletter and post on the web site. Please feel free to submit articles for the newsletter to: Monica Foran (57 GW) at 874-8577 or leave copy of your content in her mailbox. For the web site, please send articles or photos to: longmeadowweb@aeropix.net. How about a few "Tips from Owners" additions?? This month, we have "Gardening Tips" from a resident who wishes to remain anonymous – let's try other "Tips from X" columns – it might be fun, we might learn something new and enjoy improved surroundings.



GARDENING TIPS

Daffodils: don't cut off the leaves after the daffodils bloom – the leaves feed the bulb for next years production. Do they become unsightly? Well, a little, but that's the price you pay for beauty.

Lilies: As perennials, lilies reappear year after year. They might be more expensive than annuals, but they are easy to care for and produce beautiful fragrant blooms. As with daffodils, do not cut lily stalks or leaves; these feed the plant for the following year.

Trees and Shrubs

As many of you know, we had major tree trimming in 2006-07. The overall effect of healthier trees is now apparent and you may notice that GRASS is actually growing where there was none before.

If you have concerns about trees or shrubs near your unit or that you see throughout the complex, please let the Board know. There are only 5 Board members and some items may escape our notice.

At the moment, most funds are tied up with the roofing project, and we are not planting new shrubs. If you would like to replace the shrubs in front of your unit at your own expense, please check with Rolar Management for a list of approved shrubs. PLEASE be sure to pick something that does NOT require a lot of sun – that is why most of our shrubs are so – spindly, for lack of a better word.

Save This Sheet For Future Reference!

Important Contact Information

The following numbers are to help you when you need to decide who to call or how to take action:

In Case of:

EMERGENCY, fire or health... ***Call 911***

Gas Leaks..... ***Call 1-800-513-8898***

Urgent maintenance issues,
such as frozen pipes, no
water, running water.....
..... ***Call Rolar 387-9700***

Other **non-urgent** repairs.....
..... ***Fill out work request***

Landscaping issues.....
..... ***Fill out work request***

Plowing issues.. ***Call Rolar 387-9700***

General comments.....
..... ***Write your Board***

Contact Us



Note: Not all phone numbers are listed in the phone book.

Your Board of Directors:

Ruth Nappe, President, 38 JD
rnappe@optonline.net 283-4756

Jackie Steiner, 152 PC
jackiesteiner@sbcglobal.net 877-7585

Bette Carlson, Treasurer, 74 SW
Yukicar@aol.com 877-0605

Kit Kaolian, Secretary, 48 SW
kit@prodigy.net 783-9550

Monica Foran, Member-at-Large, 57
GW monicaforan@optonline.net
874-8577

Rolar Management 387-9700

**Longmeadow Condominium Association
Garden Rules and Regulations
April 2003**

FRONT GARDENS:

Shrubbery:

1. Planting of any shrubbery is NOT allowed except by written approval of the Board.

Edging:

1. Edging may only have the look of stone or brick. The edging materials may be made of stone, brick, plastic or concrete.
2. Edging may NOT stick above the ground more than 6 inches.
3. Edging must be of neutral colors such as terra cotta, natural stone, brick or green.
4. All edging must conform to the original dimension of the front garden area. Residents may NOT increase the garden area without written permission from the Longmeadow Board of Directors.
5. Wire edging, fancy plastic or picket fencing, etc., is NOT allowed.

Mulching:

1. All mulch must be of natural brown coloration (i.e. Natural Cedar).
2. NO gravel, rocks or stones.

Trellises/Arbors:

1. Trellises or arbors are NOT allowed.

Shepherd Hooks:

1. A maximum of 2 removable shepherd hooks will be allowed.

Solar Lights:

1. Low intensity solar lights are acceptable with no more than 4 lights per unit. Lights must be placed inside garden perimeter only. Those placed along unit walkways or in lawn area will NOT be permitted and WILL be removed.
2. Only white or clear bulbs or lens will be allowed.
3. No permanent garden lights (hard wired).

Wind Chimes:

1. One (1) wind chime is permitted.

Windssocks:

1. One (1) windssock per unit on porches only.

Flowers:

1. Early spring bulbs or rhizomes (such as crocus, tulips, iris) will be allowed.
2. Small, colorful annual flowers (such as geraniums, impatiens, etc.) may be planted.
3. NO large flowers (such as sunflowers or hollyhocks, etc.)
4. All summer and fall annuals must be removed by November 1st.

NOT ALLOWED:

1. *Statuary of any kind.*
2. *Garden flags.*
3. *Artificial flowers.*
4. *Large pots or urns exceeding 12" in diameter/square.*
5. *No planters on sidewalks or lawn areas.*
6. *Nothing is to hang from any tree (i.e., windssocks, plants, etc.)*
7. *Residents are not allowed to use any chemicals other than a standard fertilizer in front or rear gardens (i.e., no mothballs, etc.).*
8. *Recycle bins are NOT to be stored in the front of the unit.*

BACK GARDENS:

Much more latitude is allowed in the back gardens. We ask that you be as considerate of your neighbors as you would want them to be to you.

Please be aware: Items placed in the rear of all units are placed at your own risk. Should maintenance be necessary, items may need to be removed at your expense.