

Clearview Heights

FALL/WINTER NEWS & NOTES 2024

Welcome

to our newest neighbors!

Laura & Carol #12

When you see them, introduce yourself and welcome them to our neighborhood!!!



There is a chill in the air...
brace yourself, it is about to get colder!
Now is a good time to:

Turn off your outside faucet, if you have one. Once the inside faucet has been turned off, please open the faucet outside to drain the water out of the pipes.

Don't forget to change the batteries in your smoke detectors.

Save a coffee can or some sort of container to keep ice melt at your door during the winter months.

Check the filter in the furnace to see if it needs changing.



Want your home to smell

Warm and Cozy

Simply take a few sticks of cinnamon and simmer them in a small pot of water on your stove. When your house smells all warm, cozy and cinnamon-y, turn the burner off, take the cinnamon sticks out and let them dry. Then you can use them again.

Watch out Walkers

Just another reminder to everyone that walks the property in the early morning or evening during the dark hours of the day. Please be mindful of the cars that drive too fast, wildlife that might be looking for food, icy spots on the sidewalks and roads.



Speaking of wildlife...

Please do not feed our feathered and furry neighbors.

Human food is not healthy for them and they do not need food from humans to survive.

Wild animals have specialized diets. They can become malnourished or die if they eat the wrong kind of foods.

Enjoy viewing wildlife at a distance. Stay safe. Respect their space and remember they are wild animals that need to stay wild to survive.



Don't forget...

If you have decorated the front of your unit with pumpkins for the fall, please dispose of them before they rot and the snowflakes start to fly.



Happy Thanksgiving!

Clearview Heights Condominium Contact Information

Norman Muller
President/Clerk

Brandan Ledoux
Vice President

Carolyn Sowa
Treasurer

Don Dominique
Member at Large

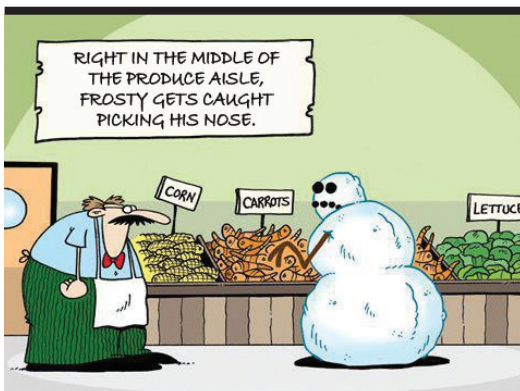
Rosemary Thompson
Member at Large

Answering Service
413-493-8540

clearviewheights@aol.com

The answering service is available 24/7 for you to report any emergencies or problems.

Emails will be confirmed Monday through Friday between 9:00 am & 5:00 pm.



STATE OF THE ASSOCIATION

If 2024 taught us anything, it was to expect the unexpected! The year was filled with surprises from trees falling, foundations leaking and, of course, the unprecedented landslide. Unfortunately, with each problem, a proposed project needed to be eliminated to cover the cost of the fix. As we have said before, our property is aging. Everything is so much more expensive than it was five years ago. (ex: A set of stairs was about \$3,000 five years ago. This year the cost was \$9,000.) Like everyone else, we seem to be managing paycheck to paycheck. Knowing that our cost for the basic services we need is going to increase, our "standard" condo fee increase would basically just pay for the increase of our basic needs. Therefore, the condo fee for this year is going to increase a little more than "normal".

Effective January 1, 2025 condo fees will be as follows:
\$300 per month for 2 bedroom units
\$237 per month for 1 bedroom units

Hopefully, this increase will allow us to address some of the projects that have been on the to-do list for a few years, but keep getting delayed because of other issues/problems take priority.

Remember: If you have automatic payments set up, don't forget to change the amount after December's payment is made. We don't want there to be any late fee fines!

Thank you for your support, understanding and for helping to keep our neighborhood looking good and running smoothly!



It's up to us now...

As we have mentioned, Crossroads Fiber has agreed to bring their internet fiber network to our property with two requirements.

1. A minimum of 25 unit owners commit to Crossroads.
2. We provide them with a map of our irrigation system.

In the not too distant future, we will be passing around information and pricing on Crossroads, as well as, a commitment sheet. Hopefully, we will meet our 25 unit owner minimum so Crossroads can be installed on our property and give everyone an alternative to Spectrum Internet.

A FEW DAYS BEFORE...SNOWMAGEDAN

Winter storms bring the potential for not only large amounts of snow, but also extreme cold, high winds, freezing rain and ice. They can cause downed trees, power outages and make roads and walkways dangerous.

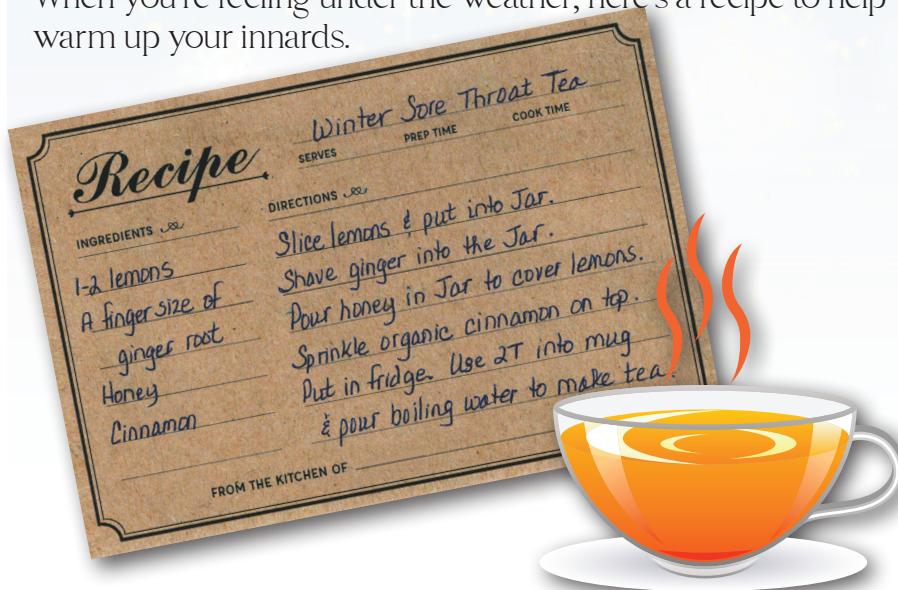
When winter storm season is in full swing, it's important to know how to keep yourself, your family and your home safe. Here are some steps you can take to prepare yourself before that brutal storm hits.

- Charge your cell phones ahead of the storm and make sure you have some portable battery backups on hand as well, in case the power goes out. It's also not a bad idea to have flashlights or battery-powered lights handy throughout the house so you don't have to stumble around looking for them.
- Stock up on ice melt (located at the mailbox) to keep at your front door and have your shovels handy.
- Make sure you have all your prescription medications are filled so that you have enough on hand for at least three days. This will save you having to make a run to the pharmacy when the roads are bad.
- Stock up on any hygiene items that you might need, including diapers, toilet paper, personal hygiene etc. It can also be helpful to pick up wet wipes in case hot water is in short supply.
- Stock up on food including non-perishable items so that if you lose power, you won't have to worry about cooking or any of it spoiling. If you have pets, don't forget to pick up food for them too.

For everyone's safety, it's important to stay home and avoid traveling during a winter storm. Plan ahead to avoid the day before craziness!

Soothing the Winter Chills

When you're feeling under the weather, here's a recipe to help warm up your innards.



SNOWMAGEDAN...

The Aftermath

Be ready...to clean off your car and move it to an area already plowed. If you are going to be away and your vehicle(s) are left on the property, it is still your responsibility to ensure that your vehicle(s) are moved in a timely manner for the plows. Otherwise, fines could be levied, and no one wants that!

Be considerate...if you park your car in a neighbors spot while plowing is being done, please don't leave it there. Move it back to your own spot as soon as your building has been plowed.

Be patient...If we have a doozy of a storm, there are some areas where a unit may lose a parking spot due to the amount of snow and no where to put it. If you are one of the few, you can park your car in a visitor's space, or ask a neighbor who only has one car if you can use their "extra" space until your space has been cleaned.

Be neighborly...It may not be the under the best of circumstances, but while you are digging out and waiting for the plows to clear your area, catch up with your neighbors! A little chat will pass the time, so when the plowing in front of your building has been completed, you will be ready to move your cars back home so there will be places for others to park.

Be Careful!!! For everyone's safety, please do not walk in the roads in front of or behind the plow or bobcat. These vehicles have limited visibility (especially when backing up), the roads are slippery and the driver may not be able to stop to avoid hitting you.

Also...Please wait until plowing has been completed before taking your pets out for a walk.



Please refer to the Rules and Regulation Handbook for a complete list of rules on snow removal.

Some Elf'in Good Ideas

To ensure there's Holiday Cheers

If you plan to decorate the outside, please make sure all decorations, electrical cords etc stay away from the sidewalks and walkways.

If you are having visitors, please make sure they have parked in a visitor's spot and not a neighbors extra spot (without their permission). You can also park your vehicle in a visitor spot to make it easier for your guests.

If you decorate with a real tree, when the time comes to take it down, please make sure all ornaments and tinsel are removed. Then you can bring it to the dumpster area between buildings 3 and 4. Place it near the fence. Please do not lean it against the dumpster.

If your kind guests offer to drop off the trash for you when they are leaving, please make sure they know which dumpster to put it in and if the dumpster is full, please do not leave the trash bag next to the dumpster.

Please make sure that when furry four-legged friends are visiting, they are walked on a leash and your human guests pick up after them.

Wishing you happy and safe Holiday season and a New Year filled with good cheer!