

CLEARVIEW HEIGHTS

FALL/WINTER NEWSLETTER 2022/2023

This year has been a busy one in our neighborhood. We have said goodbye to some old friends. But we have also welcomed 6 new neighbors into our community. If you see them as you are walking to the mailbox, getting into your car or walking your pup, take a moment to introduce yourself... say hello and ...

Welcome to Our Neighborhood

Jean - Unit # 3

Chantal and Jahliel - Unit # 6

Mary and Brian - Unit # 7

Lisa - Unit # 11

Damon - Unit # 21

Andrea - Unit # 63

A NOTE FROM OUR FURRY AND FEATHERED NEIGHBORS

Please do not feed us.

Human food is not healthy for us wild animals, and we do not need food from humans to survive. Wild animals have specialized diets. We can become malnourished or die if we eat the wrong kind of foods. Enjoy viewing wildlife at a distance. Stay safe.

Respect our space and remember we are wild animals that should stay wild.



THANK YOU!

With the change of season's, it's a good time to:

- change the batteries in your smoke detectors
- change your furnace filters
- make sure the water is turned off for your outside water faucet, if applicable. (Don't forget to make sure the pipes are drained of water after the water has been shut off.)

Clearview Heights Condominium Contact Information

Norman Muller
President/Clerk

Rosemary Thompson
Vice President

Richard Lacasse
Treasurer/Webmaster

Don Dominique
Member at Large

Carolyn Sowa
Member at Large

Marion Allen
Assistant Clerk

Brandan Ledoux
Assistant Treasurer

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 and 5:00 pm.

STATE OF THE ASSOCIATION

It's that time of year when we must determine our budget for 2023. As we all know, prices on everything have increased dramatically over this last year. Despite some major unforeseen sewer pipe problems on the property, we were able to manipulate the budget for 2022 to cover those expenses. Unfortunately, some of the projects that had been planned were set aside as a result. Our property is getting older and things are starting to break down. We have been informed there potentially could be additional sewer pipe issues that will not be determined until the Spring of 2023.

Typically, the condo fees increase by \$5/month which really only adds \$5,000 to the total budget. After much discussion, the Board thinks it is necessary to increase the monthly condo fees for 2023 by \$10 to compensate for the increase costs of.. well everything.

Effective January 1, 2023 condo fees will be as follows:
\$270 per month for 2 bedroom units
\$212 per month for 1 bedroom units

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



Is Getting Closer...

Crossroads Fiber should be in our neighborhood in Spring 2023. Initially, Crossroads Fiber was planning to be installing fiber on Lambert Terrace in the Fall of 2022. However, supply chain issues and material shortages have delayed their schedule (surprise!) We have completed the authorization application which gives Crossroads Fiber our permission to come on the property. There is still a ways to go but... we are getting closer!



Winter is almost upon us, the clocks have fallen back and it gets dark very early. Although there are street lights around the property, they don't light all the sidewalks and walkways. For everyone's safety, especially when the snow and ice arrive...please, keep your front light on at night. Thank you from everyone who needs to walk the property at night!

It's bound to Snow... so here is what you need to know!

Typically, when there is a snowfall greater than three (3) inches, roadways, sidewalks, steps and parking areas will be cleared once a storm ends. However, depending on the amount of snow, the roads may be cleared periodically during a storm to allow for comings and goings. But when it is time to plow...

Be ready. When the storm is winding down and you see or hear the plows on property, you know it is time to get ready to clean off your car. Be ready. The sooner your building can be plowed, the sooner you can move your car back home and get back inside for a hot cup of...whatever!

Be conscientious. If your car is left on the property during a snow storm or if you can not physically clean and move your vehicle, **please** make arrangements to have someone move your vehicle for snow removal. When your vehicle is not moved, the plows can't clear the snow around your car, which in turn, leaves your neighbors parking spots not cleared properly as well. In addition, vehicles not moved for snow removal may be towed at the owner's expense and/or a fine may be levied. And no one wants that!

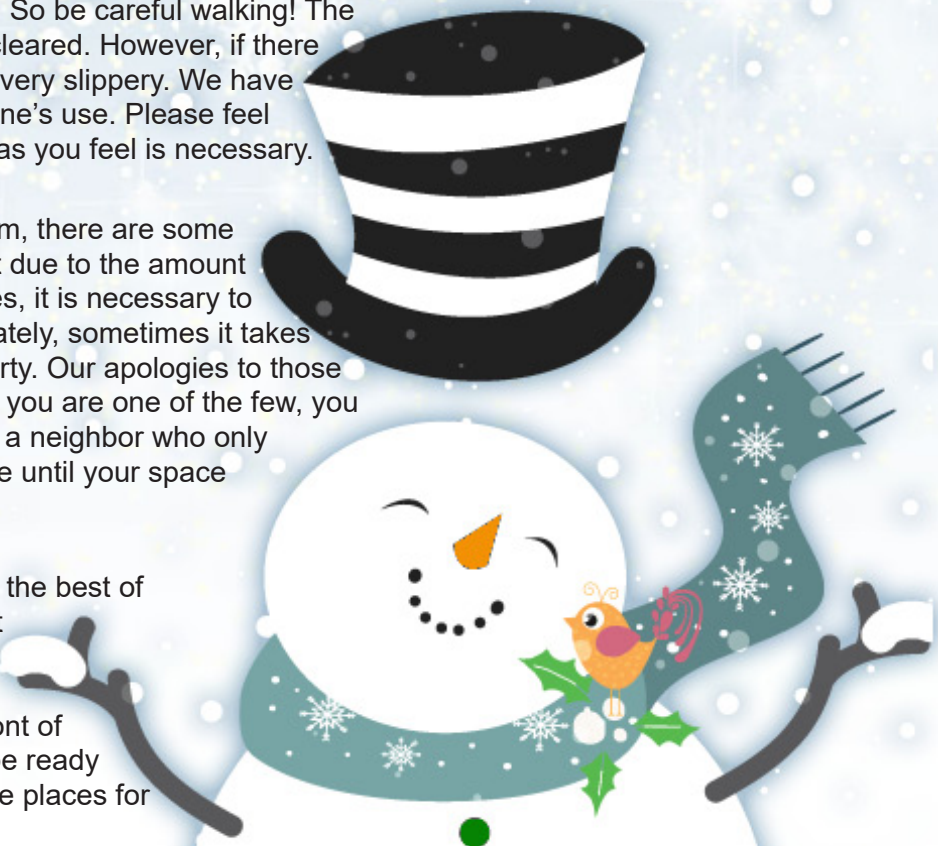
Be Careful!!! For everyone's safety, please do not walk in the roads in front of or behind the plow or bobcat. These vehicles have limited visibility (especially backing up), the roads are slippery and the driver may not be able to stop to avoid hitting you. Please wait until plowing has been completed before taking your pets out for a walk. It's dangerous for everyone.

Be in the know. Some of the sidewalks on the property do not get any sun during the day so the snow does not melt. Particularly buildings 3 and 8. So be careful walking! The sidewalks are treated after they have been cleared. However, if there is thawing and refreezing, they can become very slippery. We have ice melt in a cooler at the mailbox for everyone's use. Please feel free to keep a container at your door to use as you feel is necessary.

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. At these times, it is necessary to hire a bulldozer to move the snow. Unfortunately, sometimes it takes a few days before they can get to our property. Our apologies to those who temporarily lose their parking spaces. 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.

For a complete list of rules on snow removal, please refer to the Rules and Regulation Handbook.





*'Tis the season for
Family, Friends and Festivities*


If you plan to put any holiday decorations outside, please make sure everything stays away from the sidewalks and walkways.

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

If you have a live 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. Please place it near the fence and not 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.

When visitors arrive, please make sure they have parked in a visitors spot and not a neighbors extra spot (without their permission).



*From all of us to all of you,
We wish you a very happy, healthy and safe
Holiday Season
and the best that can be for
2023*