

Clearview Heights

SUMMER NEWS & NOTES 2024

Save the Date!

The Annual Meeting will be held on
Tuesday, July 30, 2024
at 6 p.m. in our Meeting Room.
We encourage all owners to make every effort
to attend this important event.



This year, we have 2 positions we need to fill. If you are interested in running for a position of Trustee, please notify the Board, in writing, by Monday, JULY 8.

You can send us an email to:

ClearviewHeights@aol.com or

place a written note in the condo mailbox located in the mail structure.

This written formality will ensure your name appears on the ballot.

Anyone contemplating running for the open position, can talk to any of the current Trustees to get more details about being a board member.



Welcome

our newest neighbors!

Ryan in Unit 86 and Jacob in Unit 79



The Year So Far...

2024 started off with a bang with two trees that had to be removed due to damage that happened in a storm, the fence repair from the tree and the foundation issue in building #2. That was close to \$20,000 of unexpected expenditures.

Things have settled down now (and hopefully for the rest of the year) and we will be tackling some necessary repair projects around the property this summer. Projects for the Fall will be determined based on the remaining budget. Unfortunately, some of the bigger "wish list" projects planned for this year will have to wait until next year.

Our property is aging. We are entering the age of expect the unexpected.

It's Grillin' Season



Here are a few reminders to keep us all safe during grilling season!

- Gas grills may be used and stored in accordance with the manufacturers' instructions on decks and/or patios (concrete slabs) but not on balconies. (*A balcony is a deck that does not have steps leading to the ground.*)
- Gas grills cannot be used if there is a deck, balcony or other structure overhead.
- When in use, a gas grill must be kept at least 3 feet away from any wall, privacy fence or railing. Hot grills too close to siding/Trex can damage the siding/Trex.
- Hot grills too close to wooden privacy fence and railings can cause fires. In the event there is damage caused by a grill, it is the responsibility of the unit owner to repair/restore any damage to its original condition.
- No more than one gas grill per unit is permitted.
- Electric grills can be used on all decks, patios and balconies by everyone.
- Charcoal and wood burning or charcoal burning items, such as fire pits, hibachis, smokers and chimineas or similar devices are NOT permitted.
- Never leave a grill unattended and consider having a fire extinguisher nearby.

Grill Safety is provided by the Office of the Massachusetts Fire Marshal and is to be followed at all times.

For Additional Grilling Safety Tips From Nationwide®, refer to our Rules and Regulations - Attachment B.

Tis the season for...bugs.
And those pesky critters
can (and do) bite!



To help soothe the itch without going to a store, here are some natural mosquito bite remedies.

WITCH HAZEL

Witch hazel is favorite natural mosquito bite remedy. It helps soothe the skin and reduces swelling while also keeping the bite clean to prevent infection.

COLD TEA BAGS

Green and black tea bags are a great idea if you're looking for natural mosquito bite remedies that relieve swelling and itchiness. Simply pour hot water over the tea bag and allow it to steep for a few minutes, then remove the tea bag from the water and pop it into the fridge or freezer until it's cool, ensuring most of the water has been squeezed out. Once it's cool enough, apply the tea bag directly to the mosquito bite for relief!

SALT

Salt is a fabulous natural antiseptic that can be used to clean open wounds and reduce inflammation, making it a great natural remedy for mosquito bites. Mix with water to create a soothing salt water soak, and then submerge the affected area for a few minutes for relief.

HONEY

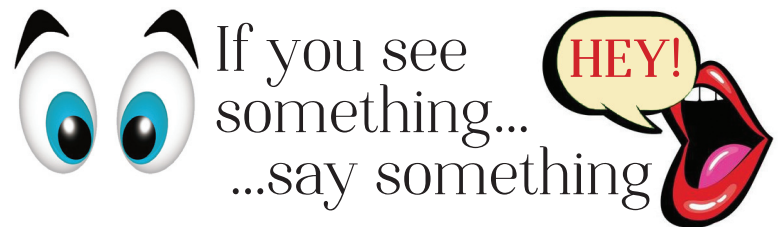
The antibacterial properties of honey make it another great idea for those in need of natural mosquito bite remedies. You can apply a little bit directly to the bite to help ward off infection, and many report that it helps decrease itching as well. Raw, local honey is best, but any honey will do!

OATMEAL

You can add it to a bath, or create a paste with water and apply it directly to your mosquito bites. Aveeno sells a bath treatment with 100% natural colloidal oatmeal which is extremely soothing.

ALOE VERA

If you have an aloe vera plant handy, cut open one of the leaves, scoop out the gel, and apply it directly to your mosquito bite for natural relief. Aloe will help clean the bite, and its anti-inflammatory properties will help reduce swelling and itching.



If you see something...
...say something

Please report any problems or concerns in a timely manner.

When reporting a situation, please include details! (ex: model and make of a vehicle with a license plate number. Or, please provide the unit # where a sprinkler head is broken.)

To notify the Association of a problem or concern:

Call the answering service at **413-493-8540**
(Especially in the event of an emergency!)

or

Send an email to: ClearviewHeights@aol.com

Thank you for helping to keep our property safe and operating smoothly!

PARKING PROTOCOLS



Times have changed since 1989! There are more owners that have added family members living with them here. With the added household members, there are additional vehicles. Each unit is assigned 2 parking places for their exclusive use. The additional vehicles must park in visitor spots. The available visitor parking spots are on a first come first serve basis. As long as the vehicle is licensed and registered it is legal and can park on this property. Visitor spaces are intended for visitors and any overflow vehicles ONLY. Please be neighborly and kind. Leave the visitor spots for visitors and your neighbors that need additional parking.

The Trustees have the right and authority to have any vehicle in violation of this Article immediately towed from the property at the unit owner's expense and shall exercise this right at their discretion.



...It's Complicated

Crossroads...it's complicated. After speaking at a city council meeting in March and following up with our city councilor, that is the answer we received. We are continuing to pursue answers. Continue to call Crossroads to show your interest and we will continue to pursue answers from our city officials.

As the old saying goes, the squeaky wheel gets the grease.

LAWN CARE SCHEDULE

Below is an approximate time line for the chemical applications for the remainder of 2024.

Mid June is a feast consisting of liquid fertilizer, crabgrass control and grub control. If your pooch walks on the grass after this application it might be wise to wash their paws for a day or two.

Mid July will be the Summer Treatment consisting of granule fertilizer.

August/September will be early fall fertilizer.

October will be fall fertilizer, lime treatment, winter feeding and possible liquid pesticide.

So if you see the Greenstuff truck, notice the yellow caution signs around the property (or your pups legs turn green), you will know what type of chemical application has been applied and can tend to paws accordingly.



Clearview Heights Condominium Contact Information

Norman Muller
President/Clerk

Rosemary Thompson
Vice President

Brandan Ledoux
Treasurer

Don Dominique
Member at Large

Carolyn Sowa
Member at Large

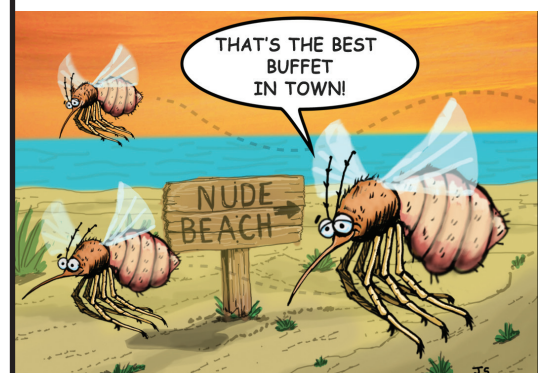
Answering Service

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 and 5:00 pm.



The 2024 Annual Profile has arrived!

Why you ask, does the Association request such private information? And why do we need to fill out a profile every year? Hopefully, the information below will shed some light as to why specific information is requested. Please know that all the information provided is kept private and only used if and when it is necessary.

If you have a mortgage, then technically, you and your mortgage lender are co-owners of your unit. If the by-laws need to change for any reason, then both you and your lender would need to vote on the change. All legal papers would need to be sent to your lender too.

A phone number is essential in case of an emergency. (example: a pipe breaks in the unit next door and your unit might be affected.) Please make sure your phone will accept calls from the association. All numbers are kept private!

ANNUAL OWNER'S PROFILE AS OF 7/1/2024
 Clearview Heights / 200 Lambert Terrace, No. 87 / Chicopee, MA 01020

UNIT NUMBER: _____

CONFIDENTIAL INFORMATION
To be completed by Unit Owner

Please complete BOTH SIDES of this form and bring it to the Annual Meeting or mail it with your July or August payment. If not received by 8/10/2024, a \$25.00 fine will be imposed.

Owner(s) / Name(s) on your Deed _____ Unlisted? Yes No

Is Unit Owner Occupied? Yes No Telephone: _____ Please complete even if your number is unlisted

NOTE: If you do not live at Clearview Heights 12 months of the year, please provide your contact information on the second page.

Do you have a Mortgage? Yes No

If "Yes" Name of Lending Institution for your Mortgage _____
 Required information. If any changes are made to the By-Laws, the Lending Institutions of owners with mortgages must be notified.

Please provide your e-mail address. Our primary communication is via e-mail and our WEB site.

Do you have an e-mail address? Yes No If "Yes" do you have a printer? Yes No

My (our) e-mail address is: _____ If you change your e-mail address, please let us know.

Secondary e-mail address: _____ This could also be a person you would like to receive our e-mails on your behalf

Full Names of all Residents (Adults and Minors) and Resident Minor's ages if under age 18:		Child's Age
Full Names of Resident Adults		Full Names of Resident Children

List ALL Motor Vehicles of Residents and Visitors on the property 6 or more times a month:			
Vehicle Make and Model	Year	Plate Number	Resident/Visitor

Pets:		
Kind	Breed	Color

Reminder: It is the owner's responsibility to keep the animal's shots/vaccination and license (if applicable) up to date.

PLEASE COMPLETE THE OTHER SIDE

The majority of communication is done through email. Snow removal updates, wild life sighting, Condo fee reminders, chemical application notices etc. are all communicated and updated through emails. Stay safe and stay in the know!

There are always questions regarding vehicles on the property. Are they neighbors? visitors? Is it an abandoned vehicle? Having this information to reference, helps solve those mysteries in a timely manner. Please include your license plate number on the profile. That is the most important piece of information.

In the event of a fire, accident, etc., we need to know who lives in each unit in order to determine if someone is missing or not accounted for. Knowing that everyone is accounted for is our biggest and most important priority!

Our pets are part of our family. Anytime a cat or dog is outside, they must be leashed and with a human at all times. Accidents happen. If your fur baby escapes, having them documented will help getting them back to you safe and sound.

The back of the Profile requests emergency contact information and leasing information if you lease your unit. Providing an emergency contact is strictly voluntary. However, if you live alone, you might want to seriously consider providing a contact.