

Clearview Heights

FALL/WINTER NEWS & NOTES 2023

It's fall ya'!!

Time to do some pre-winter maintenance!

If you have an outside faucet, please turn the water off inside and open the faucet outside to drain the water out of the pipes.

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

Welcome

to our newest neighbors!

Alan #29

Carlos & Karen #62

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

Early Risers Beware!

We share our neighborhood with a lot of furry and feathered friends. If you are out and about in the dark hours of the day, please be aware of your surroundings. Wildlife is most active in the early morning and late evening hours.

HELPFUL HINT

Did you know you can clean/sharpen your garbage disposal with ice cubes?

Place a handful of ice cubes into the disposer while it is turned off. Then turn on the cold water and run the disposal for a few minutes. If you want to make your disposer smell better, add slices of citrus fruits before turning on the machine.

WHAT'S COMING NEXT?

The "S" word is not far away. We will have the cooler of ice melt in the mailbox area soon. Save a coffee can or plastic container to fill with ice melt and keep it by your front door.

ps & btw...We still have some ice melt left from last year. We will be using that up before we start to use the new version of ice melt.

To all our
neighbors
and friends...

Happy
Thanksgiving!

Clearview Heights Condominium Contact Information

Norman Muller
President/Clerk

Rosemary Thompson
Vice President

Brandan Ledoux
Treasurer

Don Dominique
Member at Large

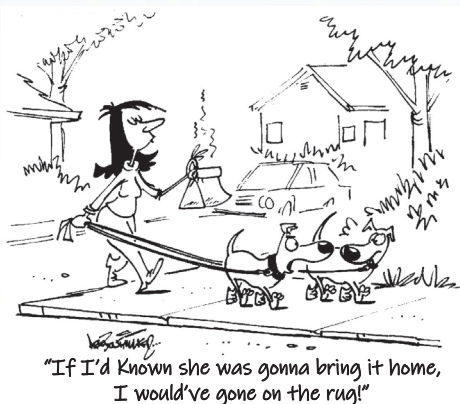
Carolyn Sowa
Member at Large

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 & 5:00 pm.*



STATE OF THE ASSOCIATION

This year, we were able to address some of the projects that have been on the "wish list" for a while. All while being able to increase our reserve account!

Our property is aging and unfortunately problems that might arise tend to be more financially impactful. No one knows what surprises 2024 will hold for us. It's no secret that costs for everything have increased dramatically over the last few years. It's reflected in every receipt you see...grocery, gas, restaurant, services, building materials, insurance...everything.

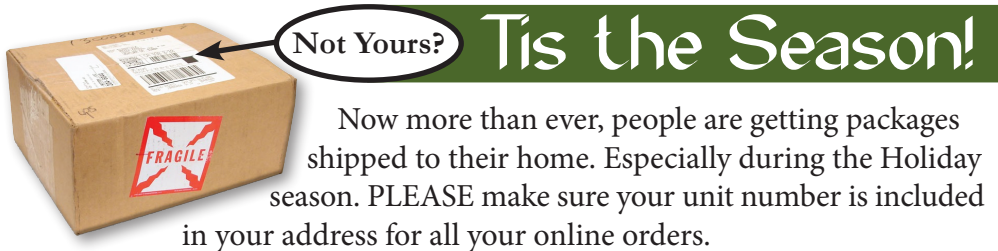
This year, we had the good intentions to only raise the condo fee by \$5...until...we found out the condo insurance is expected to increase by 20%!!! As mentioned in last year's newsletter a \$5 increase is only an additional \$5,000 to the entire budget. (A 20% increase in our insurance is \$5,500.) We are doing our due diligence and shopping around to make sure we have the best coverage at the best price.

After discussion, it was decided to raise the monthly condo fees by \$10 for the year 2024. This increase will cover the cost of the insurance increase and help offset the increased costs for services and materials.

Effective January 1, 2024 condo fees will be as follows:
\$280 per month for 2 bedroom units
\$220 per month for 1 bedroom units

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!

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



Now more than ever, people are getting packages shipped to their home. Especially during the Holiday season. PLEASE make sure your unit number is included in your address for all your online orders.

Deliveries happen throughout the day, as well as, into the night. To help insure **your** package is delivered to **your** door, PLEASE keep your light on at night. Help the delivery drivers find the correct unit.

If you have received a package in error, PLEASE be kind...deliver it to the correct unit. (We are not a large community.) Please **do not call** the Association. We are not responsible for redirecting package deliveries. Your anticipated cooperation will be appreciated by everyone!

LIGHT UP THE NIGHT!!

Why do we ask that you keep your lights on at night you ask? Keeping your door light on:

- Deters crime. We are a safe neighborhood. Let's keep it that way!
- Lights up your door so your unit number is more visible to delivery drivers. Especially at this time of year when package deliveries are rampant!
- Helps to illuminate the dark areas of the property between street lights. Especially in the winter when there might be icy, slippery areas.

Please...help keep the night light!

Don't get Grinched!



Unfortunately, we live in a time where scammers are everywhere trying to get your personal information, or trick you out of money. Especially at this time of year. Phone scams, email scams and even "sweetheart" scams, it's important to protect yourself! Proceed with caution! Before you react:

Verify the authenticity of the request. Contact the organization through their official contact channels to make sure the request is legitimate.

Guard your personal information. Avoid sharing personal, financial or sensitive information over the phone or online unless you initiated the contact and are confident of the recipients identity.

Secure online connections. Use strong, unique passwords for online accounts and enable two-factor authentication whenever possible.

Be skeptical. Especially if there is high pressure, a sense of urgency to the request or you are asked for payment using a gift card, cryptocurrency, wiring money through a company like MoneyGram or Western Union or using a payment app.

If something doesn't feel right, chances are it isn't!
Trust your gut.

IT' MAY NOT BE SNOWING NOW... BUT WHEN IT IS TIME TO PLOW...

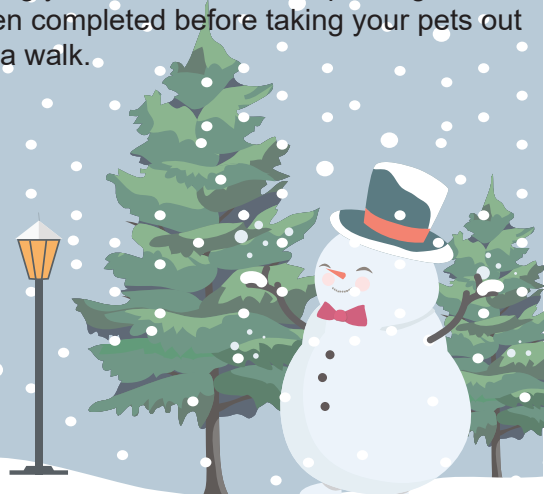
BE READY...to clean off your car and move it to an area already plowed.

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 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.



PLEASE REFER TO THE RULES AND REGULATION HANDBOOK
FOR A COMPLETE LIST OF RULES ON SNOW REMOVAL.

HO HO HO... Here's some Holiday Hints we all should know



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

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

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

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!

