

Clearview Heights

FALL/WINTER NEWS & NOTES 2025

It's Fall Y'all...time to:

Pay attention! It gets dark early. If you venture out when it is dark, be mindful of the cars that drive too fast, wildlife that might be lurking nearby and icy spots on the sidewalks and roads.

Please, do not feed the animals. It's not good for them. It's not good for us.

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. This will prevent the possibility of a pipe bursting in the frigid weather.

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.

Make sure you properly dispose of your pumpkins before the snow falls.

Drain and store your garden hoses and empty flower pots and store them inside or on your deck. Let's keep our curb appeal looking neat.

SCENT-sational!

Making this comforting scent, reminiscent of freshly baked apple pie, will fill your home with warm, nostalgic sweetness.

Place apple peels, 1 cinnamon stick, 1 teaspoon nutmeg, and a splash of vanilla extract in a pot of water and simmer on the stove.

Welcome

to our newest neighbors

Clarissa #71

and

Welcome Back

Nick #70

The Holiday's are here!

No doubt the amount of package deliveries will significantly increase.

Deliveries happen throughout the day, as well as, into the night. To help insure **your** package is delivered to **your** door, PLEASE:

- = make sure your unit number is included in your address for all your online orders.
- = keep your light on at night to help the delivery drivers see the unit numbers.

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!

JUST A FRIENDLY REMINDER...

VISITOR PARKING SPACES ARE AVAILABLE ON A FIRST COME FIRST SERVE BASIS. VISITORS WILL BE COMING AND GOING THROUGHOUT THE HOLIDAY SEASON. AVAILABLE PARKING WILL BE AT A PREMIUM AT TIMES. PLEASE BE CONSIDERATE AND KEEP YOUR VEHICLES PARKED IN YOUR DESIGNATED PARKING SPOTS. LEAVE THE VISITOR SPOTS FOR HOLIDAY GUESTS. **AND PLEASE MAKE SURE YOUR GUESTS DO NOT PARK IN SOMEONE ELSE'S ASSIGNED SPOT.**

Happy Thanksgiving!

Clearview Heights Condominium Contact Information

Shelbee Ledoux
President

Rosemary Thompson
Vice President

Carolyn Sowa
Treasurer/Clerk

Brian Gauthier
Member at Large

Jennifer Vincelette
Assistant Clerk

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

2025 was a year of accomplishments. Thanks to last year's increase, we were allowed to complete some of the much needed major projects that have been on the to-do list for quite some time. Our property is aging and the list of repairs/replacements is extensive and expensive. We hope to continue the momentum into 2026. With that said, it has been decided that the condo fees will increase by \$20 for 2026. This will cover the increase costs to our insurance, which is something we have no control over, as well as, allow us to continue to tackle some major projects to keep our property well maintained.

Effective January 1, 2026 condo fees will be as follows:

\$320 per month for 2 bedroom units

\$253 per month for 1 bedroom units

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!



It's Almost here!!!

At long last, Crossroads is almost here! We will let everyone know when Crossroads has finished their installation. At that time, you can call Crossroads at (413) 377-6250 or visit their website to schedule an installation appointment. Someone will come out and work with you to determine the best location in your unit for your new equipment.

3 Ingredient Pumpkin Bread



1 can pumpkin pie filling
2 eggs, lightly beaten
One 15.25 oz boxed spice cake



Preheat the oven to 350°F. Line a 9-by-5-by-3-inch loaf pan with parchment paper, leaving a 2-inch overhang on the 2 longer sides.

In a large bowl, whisk together the pumpkin pie filling and eggs until smooth. Whisk in the spice cake mix until just combined and there are no lumps in the batter.

Pour into the prepared loaf pan, smoothing out the top.

Bake until deep golden brown and a toothpick inserted in the center comes out clean, about 45 minutes.

Transfer the pan to a wire rack to cool slightly, about 10 minutes. Use the parchment overhang to lift the pumpkin bread out of the pan and onto the wire rack to cool completely.

When the snowflakes fall these rules are for all



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. When it is time to do the big clean up...

LISTEN

When you hear or see the plows on property, 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!

PLAN

If your car is left on the property during a snow storm or if you can not physically clean and move your vehicle, **you must** make arrangements to have someone move your vehicle **in a timely manner** for snow removal. 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 to happen!

WATCH

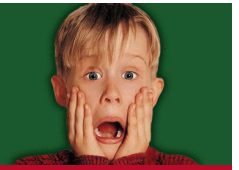
Do not walk in the roads in front of or behind the plow or bobcat. These vehicles have limited visibility (especially backing up), the roads are slippery and the driver may not be able to stop to avoid hitting you. Please wait until plowing has been completed before taking your pets out for a walk. For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

VISIT

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, refer to the Rules and Regulation Handbook.

OH NO!



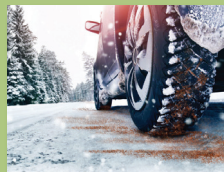
SLEET! ICE! SNOW!...OH MY!

When the winter weather dumps on your car... don't panic; whip out a can of WD-40 and liberally spray the lock to instantly free your door.



When a scraper and elbow grease alone don't cut through the ice on your frozen car windows or doors, prepare an old spray bottle filled with 2/3 part vinegar (any variety) and 1/3 part water. Then, spray those icy surfaces and watch them clear up before your eyes!

If you're expecting heavy snow and sleet, use a ziplock bag to protect your cars mirrors. Slide a large plastic bag over the side mirrors and then secure them with rubber bands or clothespins. You'll wake up to ice-free mirrors—and a stress-free morning commute!



Keep a box of cat litter in the trunk of your car. The added weight not only helps with traction while driving, it also will help if you get stuck. To dislodge a snowbound vehicle, shovel the snow away from the tires and throw some cat litter under the tires. The cat litter will help create additional traction.

WATCH YOUR STEP!



Some of the sidewalks on the property do not get any sun during the day so the snow does not melt. Especially in front of buildings 3 & 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. There will be ice melt in a cooler at the mailbox for everyone's use. Please...keep a container at your door to use as you feel is necessary.

GNOME THE RULES OF THE SEASON... THEY'RE HERE FOR GOOD REASON

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). Please be considerate and keep your vehicles parked in your designated parking spots.

Leave the visitor spots for holiday guests.

If your kind guests offer to drop off the trash for you when they are leaving, please make sure they know the rules! Which dumpster to put it in, no plastic bags in the recycle dumpster and if the dumpster is full, do not leave the trash bag next to the dumpster.

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

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

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.

Thank you for your anticipated cooperation!

*The Holidays have begun
May they be filled with laughter and fun
Our hope is the New Year
will be filled with health, happiness and good cheer!*

