



The

Ridgefield Review



Please see insert
for resident pet
spotlights!

Volume 33 Issue 4

April 2018

Management Office

Staff 978-368-1483
Fax 978-365-2168
On Call 978-629-5188

E-Mail:

Ridgefieldcondominiums@comcast.net

Web Site:

Ridgefieldcondominiums.com

Office Hours

Monday thru Thursday
8 am-5 pm

Friday 8 am-1 pm

Trustees & Precinct

Scott Camilleri - I
Units 101-110 & 112

Louis Cicolari - II
Units 111, 113, 115
& 200-213

Peter Gurley - III
Units 214-311

Ted Standish - IV
Units 313-503

Jeff Mead - V
Units 504-602

Roger Bush - VI
Units 604-901

Mary Anne Cleary - VII
Units 902-915

Lisa Grasso - VIII
Units 917-1105

Cindy Zanca
At Large

OWNERS' BUDGET MEETING

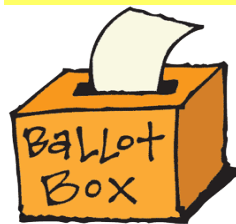
On Wednesday, April 11th at 7:00 p.m., an Owner's Forum will be held for the purpose of updating the community on the proposed 2018-2019 operating and reserve budgets.

Ridgefield's budget planning season is winding down once again. The Finance Committee, Manager and Board of Trustees are preparing to present the proposed budget for the 2018-2019 fiscal year.

This is the evening where all Ridgefield owners have the opportunity to be informed on the details of the 2018-2019 proposed budget and as well as any upcoming projects and the financial impact on the Association.



The Finance Committee along with the Manager, with input from the Board of Trustees have worked hard prioritizing projects in order to put together a realistic budget, and they look forward to presenting it and answering any questions you may have.



ANNUAL MEETING

We are currently getting ready for the Election of Trustees. The even number precincts 2018-2020 are up for re-election. If you would like to become involved in the process please stop by the office to pick up an Application for Trustee form. These are the current precincts up for re-election.

Precinct	Address
II	111, 113, 115, 200-213
IV	313-503
VI	604-901
VIII	917-1105

Any person desiring to serve as Trustee to represent one of the above precincts may declare his or her candidacy by obtaining and completing an application. They must be obtained at the Management Office or by calling 368-1483 or emailing ridgefieldcondominiums@comcast.net The tentative schedule requires that all applications be returned to the Management office, completed, no later than **April 27, 2018**.

MANAGER'S REPORT



The following are excerpts from the Manager's Report presented at the March 28th Board of Trustees Meeting: The owner occupancy rate is at 91% 326

Grounds:

Snow Removal: There have been eight plowable storms. Total to date is \$112,200.

Grounds contract: Groundskeeper has been approved for the 2018 landscape contract.

Tree damage: As I'm sure you've noticed, we had significant tree damage from the last couple of snow storms. The facilities department did their best during and after the last storm to get the snow off as many branches as possible that were weighted down. Unfortunately many that had already broken. They cleaned up as many as they could, given that many are still stuck in snow. They will rent a chipper and continue clean up as the weather allows.

Buildings:

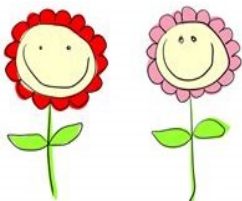
Clubhouse renovations: Cabinets and flooring have been ordered. The library is in the process of being completed and carpeting was removed from hall. The hall has been painted.

IMPORTANT REMINDERS

We have noticed several personal items in the fronts of units. Chairs, tables, benches, birdbaths, empty flower pots etc. are not allowed in the front of units and need to be moved to the back in your limited common area. Thank you.

Also

Please take down all holiday decorations and think SPRING! It will soon be time to think about planting flowers.



Administrative:

2017/18 Budget: The Trustees reviewed a copy of the proposed 2018/19 Operating and Reserve budge. The finance committee will present the proposed budget at the Owners' Budget Meeting April 11th.

Ferrellgas Pricing: In accordance with our agreement with Ferrellgas, pricing for deliveries for March 1st were 1.7892/gallon. The calculation to convert cubic feet to gallons is as follows: Multiply the cubic feet by .0276 and that will equal the number of gallons. If you have any questions, please call 800-244-6275.

Annual Elections: The even precincts will be up for re-election this year. Applications are available at the office and my be returned no later than April 27, 2018

Comcast proposal: The proposal from Comcast to bundle the cable with internet was presented to the community last week. Residents had lots of questions and most seemed very excited about the potential savings.

BOARD OF TRUSTEES

*Board of Trustees Meeting
April 18th at 6:00 PM*

**TRUSTEE MEETINGS ARE OPEN
ALL OWNERS ARE INVITED AND
ENCOURAGED TO ATTEND**

ALTERATION DEADLINE

**Request for Alterations
To Design Review by:**

**For Board of Trustees
Meeting**

April 26th

May 16th

Note: The Design Review Committee **only recommends to the Board of Trustees.** They do not have the authority to approve or disapprove to the owner. The Owner must receive a letter from the Management office with the Board's decision, following the Board meeting.

It is highly recommended that owners with a request in to the Board attend the meeting to answer any questions.

PUBLIC RELATIONS

The next Public Relations meeting will be on Wednesday, April 4th at 7pm at unit 406A



Mohegan Sun Bus Trip – Saturday, April 21st

LeLimo will pick us up at the clubhouse at 10:00 a.m. We will arrive at Mohegan at approximately 11:30 a.m. Enjoy a nice lunch, shopping or gambling on your own and meet back at the LeLimo at 2:30 p.m. to be returned to Ridgefield by 4:00 p.m. The cost is \$32 per person. This does include tip for the driver. Please drop off your deposit to the office no later than April 13th.

Ridgefield Get Together - We had our first Ridgefield Get Together at Fotini's restaurant. We had a nice table of 9. Suggestions are needed for the next restaurant. Every few months a new restaurant will be picked to have a get together for the residents. I will make the reservations and each person will be responsible for their own tab.

Please see insert for other Committee and Club information



Sales list as of March 27, 2018



STYLE

Ashby
Brewster 2

UNIT

211A
309C

S.F.

1051 sf
2050 sf

PRICE

\$239,900*
\$319,900*



**Listed exclusively with Sabol Associates - Keller Williams Realty*

CLOSED SALES:	Brewster	307B	2050 sf	\$252,000 (bank owned)
	Eastham 2	406D	1894 sf	\$291,000
UNDER AGREEMENT:	Bolton	214B	1660 sf	
	Dartmouth	911C	1802 sf*	

Wow, is it really already April? Here's to hoping for warmer weather, sunshine, and busy Sunday Open Houses!

Ridgefield is certainly holding its' own in spite of the new construction in the area! The others may be brand new, but they will never have the nice spread out space, privacy and views that Ridgefield has! Oh, and the extremely well managed association, budget, and reserves!

All we need now are more condos to sell! If you have been waiting until spring, it's here! This is the time of year when we take our biggest price increases. If you are thinking of selling, we would love to present our marketing program to you. Please feel free to call us for specific sale information.



Every Sunday from 1-3 p.m. Stop by the Clubhouse and see us!

MARKETED BY: SABOL ASSOCIATES - KELLER WILLIAMS REALTY

On-site Sales Office Open House Hours: Monday - Thursday, 12:00 - 5:00 Sundays, 1:00 - 3:00

Gayle Sabol 978-407-8656

Emma Weisman 978-407-9184

OFFICE: 978-368-1221

www.SabolAssociates.com

FAX: 978-368-1246



Ridgefield Condominiums
10 Ridgefield Circle
Clinton, MA 01510

The Ridgefield Review



10th Annual ***Ridgefield Community Garden***

We have small garden plots (10'x15') available to Ridgefield Residents. Gardens are a friendly and inviting place to grow your vegetables and flowers, meet and exchange ideas, and learn the joys of gardening. The cost is \$25 per plot. Please pick up an application at the Ridgefield Office. If you need further information, please contact the office at 978-368-1483 or email ridgefieldcondominiums@comcast.net

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