Colonial Heights

FALL 2021 NEWSLETTER

BOARD OF DIRECTORS

Tanya Ryan Penna
President
6 Crystal Hill

Trish Byrne
Vice President
21 Colonial Circle

Geoffrey Weaver
Treasurer
1 Centennial Court

Bob Fort
Secretary
65 Colonial Circle

Marilyn Keating
Member
61 Colonial Circle

Donna Shepard
Member
3 Colonial Circle

Sue Heiligman
Member
7 Crystal Hill

Rick Thomas
Property Manager
Crofton Perdue Assoc.

Katrina Ashley
Asst. Property Manager
Crofton Perdue Assoc.

Fall Checklist... Preparing for the Cold Weather

- Bring in hoses, flower pots, boxes, patio furniture and other deck items or garden decor that could be damaged during the winter months.
- Drain outside spigots and shut off inside valves to keep the pipes from bursting.
- Clean and replace your furnace filters or schedule a maintenance check on your furnace.
- Check dryer vents for debris or leaves.
- Install plastic window coverings on inside windows to help with insulation.
- Keep blinds open in Sunny rooms. Every little bit of extra heat can help cut down on energy bills.

New Homeowners

Catherine Campbell
7 Colonial Circle

William Britt
10 Colonial Circle

Aaron McCoy
57 Colonial Circle

Charles & Barbara Witherspoon
62 Colonial Circle

Fall and Winter Holiday Closings

Labor Day - 9/6/21
Thanksgiving day - 11/25/21
Day after Thanksgiving - 11/26/21
Christmas Eve - 12/24/21
New Years Eve - 12/31/21

Emergency calls will be taken by the answering service and forwarded to the on-call Property Manager.

LIGHTS ON

We urge you to turn on your outside lights. Not only does the light make a warm welcome for visitors, it lights the way for neighbors who walk, and also discourages vandalism.

Annual Community Days Event

Thank you to everyone who participated in the Community Days event on June 12th. We accomplished a lot of work throughout the Association. Both food items and monetary contributions were collected for the Perinton Food Pantry. They continue to be very grateful receiving donations from our neighborhood.
The next Community Days event is scheduled for October 16, 2021. More information will be sent to the homeowners in the near future.

Roof Special Assessment Reminder!

We want to remind everyone that your second Roof Special Assessment payment of $5,250.00 is due March 31, 2022

Phase II Roof and Skylight Replacement

Those of you who are in Phase II of the roof and skylight replacement, you will also have to pay for your skylights. Jim Hallman will walk the roofs and see what skylights need replacements. We will then be sending paperwork out to let you know how many need replacement, the cost and where to send your payment.

Snow Plowing & Shoveling

Once again, Finish Grade will be our snow plow contractor this year. Finish Grade will be also still be shoveling our sidewalks and in front of the garages. Finish Grade will not salt sidewalks or driveways. Make sure you are using calcium chloride and not sodium chloride as this will pit your step and sidewalk if you plan on using a salt product.
Please do not park on the street and ask your guests to use the visitors parking areas so the snow can be cleared sufficiently off the roadways. Also make sure your trash containers and recycle bins are out of the way of the snow plow.

Please do not interrupt our contractors. If you see something that needs attention, call Crofton Perdue at 248-3840.

TRASH PICK-UP DURING THE HOLIDAYS

Trash Collection will be DELAYED BY ONE DAY for Labor Day and Thanksgiving. Your Scheduled pick-up for these Holidays will be on FRIDAY!

RECYCLING REMINDER

Please remember to secure your recyclables on windy days with heavier objects. If the wind spreads recyclables through the Association, please be a good neighbor and dispose of it. Labeling your bin with your address is a good idea in case it becomes lost in order for it to be returned.

Do not place your Trash or Recycle containers out before Wednesday evening on regularly scheduled pick-up dates. Containers must be placed back in your garage by Thursday evening.

Making an Exterior Change to your Home?

Just a reminder that homeowners must submit a variance request ***before*** making any change to the outside of their home. This also includes landscaping, satellite dishes, lighting, patios, deck, windows and doors. You can submit a variance request by mailing it to Crofton Perdue Associates, emailing it to Katrina@Croftoninc.com or online from the Colonial Heights web page at www.croftoninc.com/colonial-heights.

Completed projects in 2021

- Roofs on 7 buildings to be completed (1-31 Colonial Circle and Crystal Hill).
- Gutters replaced on 7 buildings with new roofs.
- Spring and Fall gutter cleaning.
- Replacement of 5 trees in the front yard of 5 units including yard repair.
- Crack sealing and pot hole repairs.

2022 Planned Projects

- Roofs on 9 remaining buildings (Centennial Court, Marbury Glen and 39-67 Colonial Circle).
- Gutters to be replaced on 8 remaining buildings to have roofs replaced.
- Spring and Fall gutter cleaning.
- Horizontal deck staining.
- Phase 1 painting will include units: 1-31 Colonial Circle and Crystal Hill.

Board Meetings

The monthly Board Meetings continue to be held via Zoom due to the on-going pandemic. If you are interested in joining a Board Meeting please contact Crofton Perdue and we will provide you with the log-in information.
You can also see Board Meeting minutes from past meetings on our website under Homeowner Only. Please call Crofton Perdue for the password.

Update Contact Information

Please update your contact information if you have not in a while. We are finding that we are missing emails or have old phone numbers that are no longer in use. The Board likes to communicate by email to keep administrative costs down and keep notifications flowing in a timely manner. Contact information can also be critical in case of emergencies. You can reach out to the Assistant Property Manager, Katrina Ashley, at Katrina@Croftoninc.com to update your information.

Holiday and Seasonal Decoration Reminder

Upcoming Holiday lighting and/or decorations may be displayed between Thanksgiving and mid-January. Any decorations that are not removed by January 15th may be removed by the management company at the homeownerôs expense.
No decorations should obstruct the house numbers. Electrical cords across walkways must be secured flat to the ground and covered to prevent any injuries to guests or contractors. Trees on your property may be decorated only during the December holiday. Damage to the exterior of a building due to decorations is the homeownerôs responsibility.