

SHADOW CREEK CONVERSATIONS #10

January 2, 2011

This is the tenth issue of "Conversations." To comment or contribute, get in touch with Mary marynakashian@msn.com.

HOLD THE DATE ANNUAL MEETING

We would like to have our annual residents meeting on Tuesday, March 8. Pot luck will start at 5:30 and the meeting will start at 6:30. We'll meet at the Thompson's, Unit 101 in 337.

We'll send out a formal notice and agenda as the date nears, but please feel free to suggest agenda items now.

THE "LIGHTS BRIGADE"

Radu Popescu has relinquished his role as light-maintainer. Thanks to Radu for keeping us well-lit over the past months.

We have two new light guys. For inside lights, get in touch Fred Segal (fred1270@aol.com), unit 303 in 315. For outside lights, get in touch with Roger Gridley (rwgridley@gmail.com), unit 104 in 315. Thanks to Roger and Fred for taking this on.

PROTOCOL FOR REPAIRS & RENOVATIONS

We are fortunate to have some new owners and tenants during the past year, so we thought it timely to remind everyone about the protocol for requesting approval for construction inside units.

Details of the protocol are in the August 2008 "Rules of the Road" document. If you don't have "Rules of the Road," please get in touch with Angela Bartlett (angelabartlett@earthlink.net). Here is a short summary:

- Give a written proposal to the Project Management Committee (Roger Gridley & Sam Maphis) for review before starting the work. The proposal should include a cost estimate for the work.
- Work should be limited to between 8:00 and 5:00.
- Carpentry and stone work should be done only in designated areas.
- Construction-related trash and debris should be removed by the contractor.
- There is a non-refundable fee for work, covering items including

chipped paint or wood, damage to carpets and other repairs to common areas.

- This is a sliding fee, depending on the estimated costs of the construction. Fees range from about \$200 for work less than \$5,000 and \$1,000 for work exceeding \$50,000. Fees may be adjusted in individual situations, and the Rules of the Road describes how an owner can request a review of the fee.

This may all sound a bit bureaucratic, but in reality it works easily and quickly. We all benefit whenever a unit is upgraded and modernized. The Project Management Committee's goal is to approve the requests. We developed this process some years ago, based on experience.

NICOLE, JASON, GRADY & HAMMY ARE STAYING!

Some months ago, we reported that Nicole and Jason would be relocating to Florida for Jason's work. But, we learn now that Jason was able to work out an arrangement with his employer that allows the family to remain here. We have come to appreciate the presence of some younger folk, including a very, very young person! We are glad you will be staying.

ROUTINE REMINDERS

Please be sure to raise the bar on the trash dumpster so that animals can't get in. With animals coming lower down the foothills more regularly, we are open to unwanted visitors and guests partaking of our holiday meals.

Let me know if there are other reminders you would like included in future newsletters.

POT LUCKS PAST AND FUTURE

Thanks to Bonnie and Wilson Crumpbacker and Fred Segal and Gwen Bonnie for co-hosting the roving holiday pot luck. The food was great and the company greater.

May we have many more---and if anyone is interested in hosting or co-hosting a pot luck, get in touch with Caroline Thompson (caroline.thompson@comcast.net).

WE ARE FORTUNATE TO LIVE IN SUCH A WONDERFUL COMMUNITY AND LOOK FORWARD TO ANOTHER YEAR OF GREAT COMPANY.