

CARLSON'S RIDGE HOMEOWNERS ASSOCIATION

c/o REI Property Management

BOARD MEETING

June 18, 2026 at 3:30pm

JCPP, 2 Pickett District Rd., New Milford, CT 06776

Homeowner Q & A Session

Call to Order: 3:30pm

Attendees:

Kathy Schatteman (President), Charlene Michalek (Vice President), Lois Snow (16CRC), Elaine & Tony Abatemarco (6CRW), Ron Michalek (8CRW), Bob Rainey (25CRR), Tom & Linda Sprink (31CRR), Ruth & Charles Gaumont (41CRR), Timothy Brumbaugh (45CRR), Barbara Locascio (53CRR), Robin King (57CRR), Terry D'Andrea (61CRR), Leonard & Irene Tomasello (77CRR), Rita Hull (79CRR), and on behalf of REI Property Management, Lisa Sachen & Carmen Rivera.

Proof of Notice:

Emailed to all owners

Approval of Minutes: N/A

Financial Report: N/A-Financial Reports were not discussed at this meeting.

Officer's Report: N/A

Open Discussion – (Homeowners-Each Homeowner has three minutes to speak):

- Tomasello (77CRR) - Inquired whether he can trim tree limbs over awning.
- Yes, Homeowner can trim.
- Bob Rainey (25CRR) - Would like plow at visitor's parking spot removed.
Also inquired whether shrubs can be removed due to having too many overgrown roots.
- Lisa contacted plow owner for removal.
 - Tree Monster does walk-through with Charlene and lets her know which trees need to be cut/removed.
- Sprink (31CRR) - Expressed concerns regarding neighbor's (30CRR) mobile home sticking out substantially possibly causing an accident.
- Charlene addressed this issue last year as well. Letter was sent to Homeowner regarding immediate removal of RV and ATV vehicles and their ban from the property due to damage to the lawn and danger to other Homeowners.
- D'Andrea (61CRR) - Brought up the split rail fence behind property being broken.
- Kathy stated this is on the repair list, however there has been no replacement hired for Ralph (Handyman) yet.
- Gaumont (41CRR) - Inquired who owns the wooded area behind the Carlson's Ridge property.
- Carlson's Ridge owns the wooded area which is assessed and cleaned by Bruzzi's when they come out twice a year in June & October.
- Rita Hull (79CRR) - Expressed she would have liked to be asked prior to the shoveling of snow from her roof.
Driveway lump at entrance, would like driveways assessed for repairs.
Mentioned not all residents have email access.
- Kathy explained the importance of having the roofs shoveled at the discretion of Bruzzi's as they know which roofs needed the service to avoid snow damming and roof damage.

CARLSON'S RIDGE HOMEOWNERS ASSOCIATION

c/o REI Property Management

BOARD MEETING

June 18, 2026 at 3:30pm

JCPP, 2 Pickett District Rd., New Milford, CT 06776

Lois Snow (16CRC) -

- It has been decided this is not a good year for any asphalt work due to the price increase on petroleum products at this time. Possible cold-patching to be done to correct driveway "hump".
- Kathy & Charlene requested the community be "neighborly" and give notice to those neighbors not having email access to notifications sent. Concerned her diverter was moved by the Landscapers. Water hits the bottom step and creates a sheet of ice in the winter.
- Kathy suggests redirecting the diverter to avoid this going forward. She can have Sergio come take a look; however, Gutters/Diverter are Homeowner responsibility and will not be covered by the HOA.

Communications:

- Bruzzi's invoice was surprisingly over the budgeted amount due to the excessive snowfall last winter. Overall the community feels the snow removal service by Bruzzi's is great!
- Kathy & Charlene to provide REI with Handyman/Carlson's Ridge Vendors list to share with the community.
 - Adam with A&L wants \$150.00 up front to come out. (Had been declined as a Contractor due to not having Worker's Compensation Insurance, however he has no workers and therefore it should not be a requirement).
- The community would like the Landscapers to give notice when they are coming out.
 - Lisa will be placing a call to Bruzzi's to inquire about giving notice before they come out.
- Homeowners are reminded that signage on the property is not allowed.
- Lisa to provide a new quote for the asphalt work needed; possible assessment to be imposed to cover this expense; basins need replacement as well.
 - The Board suggested the formation of a committee dedicated to asphalt/driveways, etc. An email to the community to follow in hopes Homeowners will want to join and get things started.
- Sergio's has not yet provided a timeframe for garage trim and siding repairs to be done.
- The Schattmans will be moving to Minnesota. Kathy will resign as Board President in August 2026.
- With Kathy's departure, there are vacancies on the Board that need to be filled right away. We welcome Ms. Terry D'Andrea (61CRR), who has volunteered to be on the Board. Kathy voted in favor of the motion which was seconded by Charlene. Welcome to the Board Ms. D'Andrea!

Adjournment: 4:30pm

**Next Mtg Date: Wednesday, August 5th, 2025 at 3:30pm at the
JPCC, 2 Pickett District Rd., New Milford, CT 06776**