

STEEPLECHASE NEWSLETTER

Spring 2018

From the President – *Randy Sparrazza*

Hello to the great residents of STEEPLCHASE.

I am happy to have been asked to become the President of your Board of Directors. It will, however, be a short term for me, as my wife, Lucy, and I will be moving from Steeplechase at the end of May.

Steeplechase is in wonderful financial shape and physical condition, and thanks belong to the previous Board and to the many residents who continue to assist in keeping this community in the best shape possible. John worked countless hours each week, especially this last year with enormous problems that IRMA caused us. Enough THANKS can't be delivered to John, the Board, and to some of your neighbors for all they did.

While the community is well off financially and physically, I believe there is one area that we can improve upon. It is the "Community" itself. By that, I mean – just look up the definition of COMMUNITY in Merriam Webster. We all LIVE here together and I think we need to open up communications between our friends and neighbors to help remove some of the minor problems or differences that may be slowly pulling us apart.

We all have selected STEEPLCHASE either as our full time or part time home. If we all work together, we can all make this community feel like "HOME."

Those are my thoughts. Thank you for your time,

Randy Sparrazza

President of the Board of Directors at STEEPLCHASE, Naples, Florida

Board members

Randy Sparrazza (President), Ron Connelly (Director),
Arlene Goffredi (Treasurer, Vice President, Director),
Toni Rosenbaum (Secretary and Director), Joe Tracy (Director)

Board Members: coming and going

Thanks to three Board members whose two-year terms ended at the annual meeting on February 27, 2018. John Rosenbaum served as President in 2017. Linda Reed served as Vice President and Art Miller as Secretary.

Randy Sparrazza joined the Board of Directors in February 2017 as a Director. Randy agreed to serve the Board as **President** in 2018. Randy and his wife, Lucy, are planning to move from Steeplechase sometime in the spring.

Arlene Goffredi continues as Treasurer and Director, in the second year of a two-year term. Arlene has owned a condo in Steeplechase since 1999, moving to Naples permanently in July 2002. She has served 12 years on the Board and advises that she will not run again in 2019.

This year no one applied to run for a seat on our Board of Directors to fill the three vacancies. Our documents allow the current Directors to appoint someone to fill vacant seats. The following people agreed to appointments:

Ron Connelly served on the Steeplechase Board for 12 years. Ron has served as President, Vice-President, and in other capacities as well.

Toni Rosenbaum has served as Chair of the Landscape Committee since 2014. She and her husband have been residents since 2012. She will serve the Board as Director and Secretary.

Joe Tracy volunteered to join the Board again as a Director.

Thanks to Ron, Joe, and Toni for volunteering to serve on our Board.

Board Meetings Schedule

The following dates have been set by the Board for its 2018 monthly meetings:

March 27	August 28
April 24	September 25
May 22	October 23
June 26	November 27
July 24	December (to be determined, if necessary)

Most meetings take place in the pool house at 4:00. Summer meetings may occur at Guardian Property Management offices. Watch the bulletin board and Steeplechase Web site for more information.

From the Treasurer – *Arlene Goffredi*

It is early in the year 2018 to report anything significant in our financial status.

However, a letter is on its way to you explaining the need for a special assessment of \$600 per unit to cover the monetary outlay for cleanup and repairs needed as a result of hurricane Irma.

We are very fortunate that the assessment is not higher as there have been reports of some communities issuing assessments in the thousands of dollars per unit owner.

Building and Maintenance Committee

Submitted by Len Hook

The following report indicates that your Building and Maintenance Committee has been very hard at work. Their efforts are the reason that Steeplechase has maintained its

- Gutters cleaned, and straightened where possible. Request for quotes on gutter replacement on buildings where they cannot be fixed, plus kick-panel at clubhouse.
- Soffits repaired to prevent pest intrusion.
- Downspouts secured; where loose, they were fixed with self-tapping screws.
- Splash blocks and river rocks installed at base of downspouts to prevent erosion.
- New support system installed and electric panel re-installed for irrigation pump
- Storm sewers at entrance on Aintree Lane were hydro-flushed to enable road drainage during storms.
- Leaking backflow valve for hose at clubhouse replaced
- Pool deck power-washed and cleaned
- With the Pool Committee, researched and ordered new pool umbrellas and stands.
- As part of "high risk" items on property, advised owners to replace smoke detectors over 10 years old. Several have been replaced with assistance of Randy Sparrazza.

Note: It is recommended that all owners periodically review "Maintenance of High Risk Components" under "Forms" on the Steeplechase website, and also posted on bulletin board.

Building and Maintenance Committee members

Galen Ausloos, Rick Elnes, Len Hook, Glenn Ruoff



Landscape News – *Toni Rosenbaum*

Many landscape projects will be completed by the end of March. These include replacing declining plant material, replacing material damaged by Hurricane Irma, and removing “volunteer” plants that appeared in courtyards and other plant beds. Also, two dead pine trees will be removed. Work listed on nine proposals approved in January by the Board will affect almost all of the 13 buildings on property.

How do landscape projects come about?

Every other month the Chair of the Landscape Committee walks through the entire property with a Client Representative of Greenscapes, our landscape contractor. Prior to that scheduled meeting, the Chair reviews the entire property, noticing declining plant material and “volunteer” plants (those we don’t plant but which arrive via nature). Plant maintenance and replacement is then submitted to the Board in the form of proposals from Greenscapes. Those proposals include the location of the proposed work, the plant material, and the cost. The Board either approves or declines the proposals.

How long does it take to get work done?

Here’s one example of a project done last year. Proposal #98483 was issued by Greenscapes on February 3, 2017. It involved buildings A, C, E, G, and H. The Board approved the proposal on March 7, 2017, the first Board meeting following receipt of the proposal. The work was completed on March 27.

What other work does Greenscapes do?

Greenscapes mows our property and removes debris. This occurs weekly from April to early November and every other week from November to March. Crews edge driveways and our road, trim plant material including trees under 12 ft tall monthly, fertilize turf, weed, apply pest control material, and maintain our irrigation system. They perform an irrigation audit monthly, checking timing and equipment.

!!! If you want to report a landscape or irrigation issue, please contact Toni Rosenbaum, Chair, Landscape Committee at amr9@cornell.edu or 234-6017. If unavailable, call another member of the Landscape Committee. Please do NOT call Greenscapes or Guardian Property Management.

Landscape Committee members

Toni Rosenbaum, Chair (239-234-6017),
Nancy Amos, Ann Goodnight, Len Hook, Linda Reed

Social Schedule



The dates for Steeplechase social events are posted on both the Web site and the mail kiosk bulletin board.

Check the bulletin board at the mail kiosk for all the dates. Join us!

DATES for spring socials

April 12 (5:30)
May 17 (5:30)

DATES for summer socials

June 7
June 21

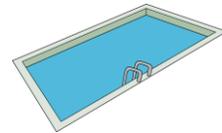
July 12
July 26

August 9
August 23

September 13
September 27

Pool

*Reported by Pat Hueter, Chair, Pool Committee
Ralph Childs, Arlene Goffredi, Carole Veitch*



There are new sun umbrellas and bases on the pool deck! It was a combined effort between the Pool Committee and the Building and Maintenance Committee. We particularly want to thank Rick Elnes for his untiring diligence researching the products for the right price.

The deck and fence were power washed.

Thanks to George Sworin for donating a medic safety board which he has hung on the south end fence.

Ralph Childs was able to find a welding company to fix a broken chaise.

I want to thank the Committee members for their help.

New Resident



Steeplechase welcomes new resident!

Clifford Brennan moved into M201. Welcome to our neighborhood! Join us at an upcoming social event.

REMINDERS

When leaving for the summer, please. . .

- Bring indoors pots, flags, wreaths, and other adornments
- Empty your freezer and refrigerator (remember Hurricane Irma?)
- Be sure Guardian Property Management and the Board President have your alternate phone numbers and addresses

When using the pool. . .

- Please return chairs and lounges to their original locations.
- Please lower the sun umbrellas and tie them before leaving the pool area.

Plantings

Please note paragraph **6.4 in the Rules and Regulations**, found under **Documents** on the Steeplechase Web site:

"No adding, removing or replacing trees, plants or shrubs, modifying or preparing new beds. A maximum of two pots containing flowers may be placed by the front door of the unit. These are to be placed inside when the unit owner leaves the area for the summer season or in the event of a tropical storm. Unit owners may plant low flowering annuals (18" or less in height) along the periphery of existing beds in the common area surrounding their units. Annual plants in beds must be removed before owner leaves the area for the summer season. Any planting or action by the owner causing expense to the Association to correct will be paid for by the owner. Only orchids are allowed to hang in the trees. If not permanently attached to the trees they must be removed."

If in doubt where to plant annuals, please contact the Committee Chair.

Pets

Steeplechase **Rules and Regulations, 4.3**,
"Guests & tenants may not have pets of any kind."

Trucks

Steeplechase **Rules and Regulations, 10.5**, in part, states:

"Boats, trailers, campers, travel trailers, mobile homes, mopeds and motorcycles, motor homes, recreational vehicles, trucks, and the like, and any vehicles not in operable condition or valid license, are not permitted to be kept on the condominium property."

*Contributing to this newsletter:
Arlene Goffredi, Ann Goodnight, Len Hook, Pat Hueter,
Toni Rosenbaum, Randy Sparrazza,*