

# STEEPLECHASE NEWSLETTER

Summer 2016

## From the Board

- ❖ Steeplechase has a new pest control company, Bugs Or Us. Call them at 239-775-4949 for pest control inside your condo. Info is also on the bulletin board.
- ❖ Roof gutters will be cleaned of debris this summer.
- ❖ Later this summer the palms trees and the hardwood trees will be trimmed.
- ❖ Dryer vents at all units were cleaned from the outside.



Please bring indoors pots, flags, wreaths, and other adornments when leaving even for a short time.

*Board members:* Ron Connelly, Arlene Goffredi (President), Art Miller, Linda Reed, John Rosenbaum



## Social Schedule

Although only a small number of residents are at Steeplechase during the summer, there is a social event a couple of times each month.

On **June 23** we will head over to Sam Snead's Tavern in Lely at around 5:30.

**Sign up by Wednesday, June 22** at the mail kiosk.

Once a month we will convene at a host condo for substantial appetizers. BYOB.

Once a month we will dine out at a restaurant suggested by residents.

Check the bulletin board at the mail kiosk for all the dates.

Join us!

## LANDSCAPE NEWS



- A major project has been removal of plants ahead of bay reconstruction at buildings F, G, H, K, L, and M
- A magnolia tree will replace the pine at the rear of K building
- Plant restoration at the bays will occur in July and August
- The entrance island will be refreshed with new perennials
- The leiche tree at B building, lakeside, will be removed from the property by the Naples Botanical Garden this summer. The Garden is relocating this tree at their expense, and will restore the area after removal.

Greenscapes is our landscape contractor.

During the summer Greenscapes mows the property every other week with maintenance in between.

Greenscapes trims shrubs, hedges, and small trees monthly.

Greenscapes also monitors our irrigation system monthly.



If you need something trimmed or see a problem regarding landscaping, please call Toni Rosenbaum, D201, 234-6017.

Call Toni also for irrigation emergencies. Greenscapes responds 24/7.

*Landscape Committee members:* Nancy Amos, Ann Goodnight, Len Hook, Linda Reed, Toni Rosenbaum (Chair)

---

Summer 2016

## Building and Maintenance

### Roof wash and treatment

The Board discussed four estimates for washing and treating roofs to remove and prevent algae growth causing black stains. The estimates ranged from about \$13,000 to about \$36,000. The low estimate would wash the roofs but not treat them. The two middle estimates would treat the roofs but not wash them. The high estimate would both wash and treat the roofs. However, we do not have enough money for this in the budget this year. Every roofing expert we have consulted has assured us that algae, while ugly, will not damage the roofs structurally. The consensus of the Board is that the expense must be placed in the budget next year. In addition, we also should consider treating the roofs but not washing them, based on the success of the mail kiosk roof test. With only treatment, it may take several months to a year for the black stains to disappear, but at about half the cost.

### Condo front doors

A few people reported that their entrance doors were looking run down, chipping, and peeling. Two members of the B&M Committee inspected all doors and found 31 in good condition, 29 could use washing, 12 had chipped and faded paint. Painting of unit entrance doors was discussed at the March 22 Board meeting. In the past the Association had painted the exteriors of doors along with painting building walls, but it's not scheduled until 2020. Unit owners are permitted to paint their own doors or contract with a company to do it, as long as the doors are white.

B&B Maintenance Company was consulted. B&B would sand, prime as needed, and paint an entrance door for \$155.50, including all paint and materials. But B&B must get an order for at least four doors, and the doors must be able to be open so hardware can be loosened.

Current B&M Committee Co-chair Galen Ausloos said he has white paint if anyone wants to paint their own entrance doors. Anyone who wants to paint their own door or have B&B do it, please contact Galen at 348-2587 so he can coordinate the project.

### Bay window reconstruction project

End of June 2016 should conclude the bay reconstruction program. At that time, 99 bay rebuilds (kitchen and master bedroom) will be completed, and 25 non-rebuilds, for a total of 124 bays.

The bay window structural problem initially started by finding heavy water intrusion in A104 during a strong storm in January 2012. During power washing prior to repainting, it was found that water actually pierced through the stucco of many units. The A104 inside master bedroom wall was removed, which revealed significant structural damage due to wood rot and old termite infestation.

Contractors were solicited for bids and a five-year program was developed. This summer the project will be completed one year ahead of schedule.

*B&M Committee members:* Galen Ausloos (CoChair), Rick Elnes, Len Hook, Glenn Ruoff (CoChair), John Rosenbaum, Randy Sparrazza

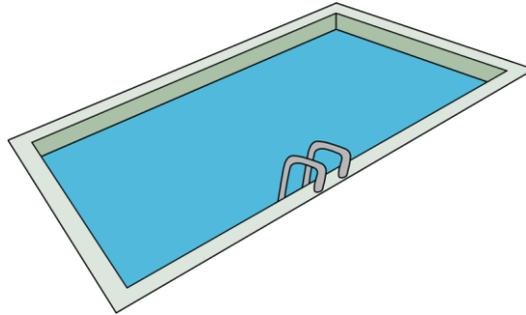
## Pool

Our pool recently needed two new pumps.

One is the auto-fill pump that regulates the level of water in the pool.

The other is the chlorine pump.

ER Pools is providing us excellent service.



Please return chairs and lounges to their original locations.

Please lower the sun umbrellas and tie them before leaving the pool area.

---

## WELCOME to NEW NEIGHBORS

Dr. Susan Short, a retired pediatrician, who has relocated from elsewhere in Naples, has moved to M101.

Mrs. Deborah Michael and son Christopher Michael have moved into A101.