

STEEPLECHASE NEWSLETTER

Spring 2019

From the Editor - *Bo Duplinsky*

In our few years here at Steeplechase, Lorraine and I have found this to be such a wonderful place full of terrific people. We have also learned just how much work it takes to keep the place so nice. Since Steeplechase has no staff, everything falls upon volunteers. We want to thank all those who have spent countless hours on committees and the Board, as well as those who have pitched in whenever needed. If you would like to volunteer, contact me and I will put you in contact with the appropriate person.

Right now, we have no Chair on the **Social Group**. This is a most important group to Steeplechase. Someone please step up to take over this very important role – it is fun!

Special thanks to Arlene Goffredi, outgoing Treasurer, who has served on the Board for 12 years in various positions including President and Vice President as well as serving on various committees since coming to Steeplechase in 1999. Her contribution to our community has been enormous. Thanks, Arlene!

New Residents Welcome to all our new residents, and some not so new, as this list is for the past two years. We hope we did not miss anyone! A special welcome to our newest resident Barbara Myers who just closed on B101 in March.

Clifford Brennen, M201
Jenna and Jon Foerster, E102
Christopher Thad Johnson, K202
Barbara Myers, B101
Mary and Bill Sherlock, C203

Dona and Ed Finamore, A103
Joanne and Richard Hawkins, C103
Sally Mallery, L102
Linda and Bob Rodgers, C204
Susan and Javier Suarez, M102

Board of Directors

This is your Board, and everyone is welcome and encouraged to attend the meetings and give their input. Meetings are in the pool house. Watch the bulletin Board and Steeplechase web site for information.

The 2019 Board members are:

Toni Rosenbaum – continues as our President. Toni has served on the Board and committees since she arrived with her husband John in 2012.

Joe Tracy – continues on the Board as Vice President and has served on the Board several times. Joe and his wife Phyllis have been incredible community contributors for many years.

Jonathan Foerster – replaces long time Board member Arlene Goffredi as Treasurer. Jon and his wife Jenna joined us at Steeplechase in 2017. We look forward to Jon's positive impact upon our community.

Glenda Childs – Glenda is new to the Board as well and will serve as Secretary. We are happy to have Glenda's energy and enthusiasm working for our community. She and her husband Ralph came to Steeplechase in 2005.

Ron Connelly – is no stranger to the Board having served for 13 years including as past President and Vice President. We are happy to have his experienced input on the Board. He and his wife Elizabeth are obviously long-time residents of our community.

Upcoming Board meetings are: April 23 and May 28.

From the President – *Toni Rosenbaum*

*“The greatness of a community is most accurately measured by the compassionate actions of its members.”
(Coretta Scott King)*

Since 2012, I have lived at Steeplechase with my husband, John. It took a while to meet our neighbors, make new friends, and get involved in the community. As we became involved in the Landscape Committee, the Building and Maintenance Committee, cable TV issues, and the Board of Directors, a true sense of community here emerged for us.

Now serving as President of the Board of Directors I am feeling grateful for my friends and neighbors who have volunteered to help the community. Understandably, not everyone wishes to serve on the Board. However, there are many other ways to contribute. For example, recently Bo Duplinsky volunteered to revive the latent newsletter and to join the Landscape Committee. Other new volunteers are found in this issue. In March we enjoyed a well-attended St Patrick’s social, hosted and organized by Deb and Jim Finamore. In February, Dona and Ed Finamore organized a social.

The Building and Maintenance Committee, (Len Hook, Galen Ausloos, Rick Elnes, Glenn Ruoff) seem to discover chores almost daily! And, they get it done with little fanfare. Did you notice that new bulletin Board Plexiglas? How about the bent fence at the pool? The broken front fence slat out front? How about those burned out light bulbs? A former resident, Randy Sparrazza, even helped people replace their smoke alarms! These things we take for granted don’t fix themselves.

For years, the Landscape Committee has provided us with plant replacement, tree pruning (remember Hurricane Irma when we had no fallen trees?), and irrigation services by communicating with our landscape contractors. I learned much from Linda Reed, Ann Goodnight, Nancy Amos, and others.

As I ponder how to wrap this up, I’m reminded of something my mother repeatedly said to us three kids while growing up:

“No one is good at everything, but everyone is good at something.”

What are you good at that can contribute to our Steeplechase community?

Toni Rosenbaum, President, Board of Directors, amr9@cornell.edu, 239-234-6017

From the Treasurer – *Jon Foerster*

Hi everyone from your new Board Treasurer. I'm really excited to be helping continue Steeplechase's tradition of being one of the best condo communities in Naples.

Just a little bit about me for anyone whom I haven't met. My wife, Jenna, and I have lived in E102 since December 2017, when I convinced her that it was totally reasonable for 30-somethings to downsize to a condo from a single-family house. We have loved our time here.

I work for Humane Society Naples as the Director of Community Affairs. Jenna is the Director of Government Relations for the Greater Naples Chamber of Commerce. And we have a cute fluffy dog, Max.

On to the finances. We are in really good shape as a community thanks to our Board's prudent fiscal management both in terms of expenses and in terms of condo fees. We have been lucky to not have increases for the past few years until this year and the hope is that won't be a trend.

Part of the reason for the increase was to cover up gaps left by a few units that went into foreclosure. As is typical in these cases, the former owners left owing significant amounts of maintenance fees and late fees. Connected to that we incurred legal fees. We don't have much hope of being able to recoup those expenses. Thankfully, once the properties are bank owned, the banks are responsible for paying the maintenance. Also, after our Hurricane Irma assessment, additional repairs were necessary.

We are covering the rest of the gap by reducing our landscaping budget for the year. Hopefully we will be able to restore that in the future.

Please let me know if you have any questions. My email is jonfoerster@gmail.com

Building and Maintenance Committee

Reported by Len Hook

Committee: Co-chair Len Hook, Co-chair Rick Elnes, Galen Ausloos, Glenn Ruoff, George Sworin
Under the Board's direction, focus was on categories: Safety, asset preservation and cleanliness.

Safety

All sidewalks and driveways were power washed by Blastmasters with a chlorine solution to remove any mold that could cause slipping or respiratory concerns.

Egg rock was filled in by Greenscapes at significant recessed areas along sides of driveways and walkways, attached to the driveway, that may cause step-off, or fall-off of individuals accessing their autos.

All walkways and driveways on the property were surveyed for possible tripping hazards, and those areas ground to acceptable standards or the concrete replaced; work completed by Advanced Concrete.

Gutter and downspout changes, as well as a new concrete step at entrance to D101, were addressed to prevent water build-up and possible resident falls.

Stainless steel “Dog Tags” were purchased for identification of incoming water valves for each unit and are in the process of being installed. Tags have unit number and address. Each owner is asked to ID their valve with marking pen in the process.

Note: It is strongly recommended that all owners periodically review Maintenance of High-Risk Components, under Forms, on Steeplechase Website. There have been occurrences of smoke detectors and water heaters over 10 years old that should have been replaced.

Asset Preservation

Major flashing corrosion on upper windows above the garage was discovered and investigated for correction. Up to 36 flashings are being repaired by B&B Bldg. Services. Metal ledge cornerbead is being cut out, combinations of new casings, polyurethane caulk, and modified elastomeric sealer bead is being installed, to prevent water leakage into wooden structure.

Stucco was repaired by B&B at new electrical panel on side E101.

The outer fence along Kings Lake Blvd was repaired by the Committee by adding new 8 ft plastic panels where missing or broken from Irma.

A new Irrigation pump was installed by Golden Gate Well Drilling. The old one failed after about 7 years in service.

Pool fence gates and adjacent aluminum fence panels were sanded down and repainted by the Committee. Also, the Committee repaired fence panels that were damaged during Irma.

Dumpster doors were cleaned, sanded, and painted by the Committee.

Steeplechase Maintenance and Systems Manual is being developed and assembled by the Committee and John Rosenbaum. The first draft has been reviewed and is in the process of being word-processed. It covers most important areas of operation and repairs on the Steeplechase property, a knowledge & fact-based document.

Cleanliness

B&B was contracted to provide rust stain cleaning from all buildings and outer fence areas. Rust builds up over time from irrigation system overspray, which is heavy in iron. The Committee did other areas around the pool, signs, and electrical boxes. This needs to be done annually to keep property in pristine condition.

Landscape News

Reported by Linda Reed, Chair

Committee members: Bo Duplinsky, Len Hook, Smitty Howarth, Carol Vietch

With our budget cuts this year, we will not be doing any major projects. Instead, we will be simply replacing declining or dead plants. We did replace the old hibiscus hedge on the north and south sides of the pool. It is a different variety and seems to be thriving. The entrance to Steeplechase will have new annuals planted this summer and again in the fall.

This is the year that the hardwoods will be trimmed. We do this every three years before we get into hurricane season. This is done to open the canopy, so it allows wind to flow freely through. This preventative measure was a big factor in the very minor damage we incurred during Irma.

Greenscapes is our landscaping contractor. They mow our property and remove 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.

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.

!!! If you want to report a landscape or irrigation issue, please contact Linda Reed, Chair, Landscape Committee at lreed5373@yahoo.com or 402-890-5010. If unavailable, contact another member of the Landscape Committee. Please do NOT call Greenscapes or Guardian Property Management.

Pool Happenings

Reported by Ralph Childs, Co-Chair

Pool Committee: Pat Hueter, Co-Chair, Arlene Goffredi, Carole Veitch

The spa's geo-thermal unit (heater) sprung a leak inside the enclosure thereby causing the spa to be closed for several days. In the pump room a leak was discovered on the spa booster pump, which was repaired the same day. Another leak was noticed, also in the pump room, near the pool's circulating pump caused by a crack in the pvc. A large section of pvc plumbing had to be replaced to address that leak. Finally, a small adjustment was made to address the pool's water level. Based on professional input the ideal level should be in the middle of the skimmer's inlet.

As of this writing, pool/spa operations are in good shape.

Please remember to return chairs to their original location and wind down and secure the umbrellas before you leave the pool area.

I want to extend my gratitude and thanks to everyone that has kept me informed of pool/spa issues.

EMERGENCY COMMITTEE

Submitted by Linda Reed, Chair

Committee members Linda Reed, Chair (402.890.5010), Arlene Goffredi (239.537.5895), Galen Ausloos (239.348.2587)

An example of an emergency is a hurricane warning, including an evacuation advisory or mandate from Collier County officials.

Committee members are volunteers to help in an emergency and are not obligated to stay here during an emergency.

During an emergency keep in mind that communication is often difficult, as power and cell phone service is often interrupted. The Association will get a blast email out regarding the status of the development as soon as possible.

Please keep in mind that neither the Board, nor any individual, is responsible for your unit. Nor can they ensure that things go as you would like during an emergency. Everyone helping is doing so as a volunteer.

If you are in residence when a storm or other emergency is forecast, please inform one of the Committee members at the numbers above if you plan to leave or stay in anticipation of the emergency.

If a storm is forecast, please help move the pool furniture into the clubhouse without anyone formally organizing it. We all have a vested interest in protecting our commonly owned items from damage.

Social Schedule

DATES

Except the monthly ladies' brown bag lunches, no events are scheduled because we need volunteers – there are group members but no leader to schedule and organize. But keep your eyes on the bulletin Board and the calendar on line! Certainly, there will be events upcoming.

Volunteer today!!!!

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!

BEFORE YOU DEPART STEEPLCHASE

* **MOST IMPORTANT** – shut off and lock your main water valve outside your unit. Also, in your circuit breaker box switch the hot water heater break to OFF position. It will be easy to locate as it is a double breaker. Extensive damage has been done in the past when people have not turned off the water!

* Please keep in mind that the Association is not responsible for anything inside your unit. So, no one will check on your AC working or rotten food in your refrigerator.

* Empty your freezer and refrigerator. Power goes out at times and food spoils. The cleanup is your responsibility, not that of the Emergency volunteers.

* Remove flags, flower pots, wreaths, and anything else that might blow around and cause damage or injury

* Make sure the Board President has a copy of the key to your unit or combination to a lockbox with your key in it as well as the contact information for your home watch person or other person you rely on to watch your place while you are away. If a hurricane is on its way and your home watch person leaves, you need to have a backup person and a plan for communication.

* Please make sure to update your emergency contact for and get it to Toni.

Listserv

A number of people have expressed interest in a listserv for Steeplechase. A listserv is an internet account that would let us send messages to everyone in the Steeplechase listserv community to notify everyone about things such as a speed trap on Kings Lake Blvd., upcoming social or other events, contractor referrals, borrowing tools or child car seats or whatever. If anyone has an idea how to set one up just for Steeplechase, please contact Bo Duplinsky (boduplinsky@gmail.com) and we will set it up.

The Bulletin Board

The town crier is the bulletin Board at the kiosk located near the mailboxes. Make a habit of checking it when you get your mail to be current on goings on at Steeplechase.