

STEEPLECHASE NEWSLETTER

Winter 2017

New Procedure to Upgrade Cable

If your cable TV PICTURE breaks up frequently, you may need a new cable line coming into your unit.

The first thing to do is to call Comcast (800-266-2278) to schedule technical support.

Comcast may find that it's impossible to pull the new cable through the existing conduit, and they might have to run it in new conduit attached to the exterior of your building.

In that case you must have a Board member approve the site where the new cable conduit would be attached to the building prior to its installation.

To expedite the process, a new Architectural form has been placed on the Steeplechase website at <http://www.steeplechasesnaples.com/forms.html>.

For additional information email John Rosenbaum at jrosenbaum@ithaca.edu or call him at (239) 234-6017.

John Rosenbaum

Smoke Alarms Should Be Changed Every 10 Years

You may change your smoke alarm battery every year and think the alarm is working fine because the light is on. But the sensor inside the alarm may have burned out without warning. The National Fire Protection Association recommends that smoke alarms themselves be replaced every 10 years. Fortunately, some smoke alarms now come with batteries that also will last 10 years, so they won't have to be changed annually.

Randy Sparrazza (M102) knows all of the details, and has volunteered to install new smoke alarms in any unit whose owner asks. You buy the smoke alarm, and Randy will help. Call Randy at (585) 734-1026.

Board members

Arlene Goffredi (President), Ron Connelly (Vice President),
Art Miller (Secretary), Linda Reed (Director),
John Rosenbaum (Treasurer)

Bay Reconstruction Project Completed Many Deserving Thanks!

The final inspections of rebuilt bays were completed on February 9, 2017. A total of 99 (79.8%) of 124 bays were rebuilt at a total cost to the Association of about \$600,000. With NO special assessments! The results are bays that look the same as before, but now meet Florida code as hurricane resistant structures.

This achievement could not have been accomplished without the time and effort put in by several dedicated individuals. First, Scott Hunt, of DHS Construction Company, provided quality construction while working well with unit owners. Second, Building & Maintenance Committee members Galen Ausloos, John Rosenbaum, and former resident Paul Kadlick put in many behind-the-scenes hours day-to-day. Third, special recognition and thanks go to Len Hook, who tirelessly headed up the project from the very beginning in 2012. Without Len's leadership and attention to detail, the project would never have gotten off the ground, and would not have finished one full year ahead of schedule. Kudos especially to Len and to the entire Steeplechase Bay Rebuild Team!

Bay Window Reconstruction Program Summary

submitted by Len Hook

The bay window structural problem initially started by finding heavy water intrusion in unit A104 during a strong storm, late January 2012, which was deemed an unknown cause.

In April during power washing the buildings, prior to Steeplechase's repainting, it was found that the high pressure water actually pierced through the stucco of many units. As a test case for cause, unit A104 inside master bedroom wall was removed, which revealed significant structural damage due to wood rot and old termite infestation.

The Board agreed that it would focus on rebuilding A104 and A204 to code, including new windows, based on the engineering drawings (given permit approval). This would be the benchmark for other units deemed to have the same problem. The final solution could then be bid.

The Building and Maintenance Committee found that 17 top to bottom floor (vertical column) condominiums were affected (visual damage) in 2012. Realizing that Steeplechase had this major problem, Len Hook, resident owner, and the Building & Maintenance Committee put together a program to identify what needed to be done to repair the damage and restore the structural integrity of the damaged units.

Bay Window-continued from page 2

Four engineering firms were brought in to assess the damage and identify what needed to be done. One engineering firm was chosen for the structural design and engineering drawing to be submitted to the County for approval. Four contractors were solicited for bids ranging from \$9,000 to \$21,000 per upper and lower units (combination). During our Board meeting of 4/9/12 a financial summary sheet was provided for reconstruction of the two vertical bay windows of A104 and A204, and the Board approved. DSH Construction was awarded the contract at \$9,000 (excluding engineering drawings and permits).

We requested competitive bidding on windows with specifications that met code for hurricanes and was County-approved. The contract went to Naples Glass & Aluminum. Pricing was negotiated at 42 percent discount from retail. The window cost was charged back to the owners, as per Association documents.

All bays where structural damage was observed had first priority for rebuilds, which started in 2012. Realizing that many units likely had structural damage, a five-year program was developed which included testing the bays from inside through observation holes. Observation included a minimum of one Board member. Where structural damage was seen the unit was put on a list and schedule.

Owners who had bays that tested "negative" (no damage) were given the option of a 50/50 payment to have the bay reconstructed. Three owners agreed to this. A "worst case" estimate was provided to the Board if all units needed to be reconstructed. The five-year program allowed spreading the construction period and also cash flow from the Steeplechase budget. This past season the Board agreed to accelerate testing and rebuilds. The reconstruction program concluded with 99 bay rebuilds (kitchen or master bedroom) and 25 non-rebuilds, for a total of 124 bays.

At an average cost of bay construction of \$6,000 (\$4,500 contractor, engineering drawing \$500, permit \$1,000, excluding landscape replacement) the cost to the Association was approximately \$600,000.

Invitation from the Building and Maintenance Committee

Now that the reconstruction of bays has been completed, the Building & Maintenance Committee will begin looking at other ways to keep our property shipshape. If you would like to be part of this important planning, consider joining the Committee. For meeting times, call either current co-chairs, Galen Ausloos (239-348-2587) or Randy Sparrazza (585-734-1026).

Landscape News



The replacement of plant material due to bay window reconstruction has been completed. Thanks to everyone for their patience.

The tall spiky dracaena plants at several garages have failed. We are in the process of replacing them with additional plant material to match what is already in place and thriving.

This year our most prominent project is to replace the declining plant material at the street side of the fence. Other efforts will focus on replacing plants in small areas, treating the giant ficus tree near the turnaround, and fertilizing the foxtail palms.

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

!!! Please do NOT put plant material in the street gutters. If it rains before Greenscapes collects landscape waste, the gutters are blocked. Instead, please place landscape waste on the lawn. Thank you.

Landscape Committee members

Nancy Amos, Ann Goodnight, Len Hook, Linda Reed,
Toni Rosenbaum (Chair)

Pest Control

Bugs or Us is our new pest control service provider. Our contract includes service to residents inside condos. For service, call **239-775-4949**. This information is also on the bulletin board at the mail kiosk.

Kings Lake Association

The Kings Lake Web site is available to Steeplechase residents. You can access the site by going here:

<http://www.kingslake.org/>

You can register with your email address and gain access to documents, newsletters, and more. One of the places to visit is "Photo Album." At the top, Select Album, click on the down arrow. Scan through the albums and enjoy the photos taken by our own Len Hook. Nice work, Len!

The recent annual meeting of the master Association was held February 7. Several Steeplechase residents attended. Mark Strain, Chair, Collier County Planning Commission, spoke and showed maps of approved and anticipated development in the East Naples area. We can expect upwards of half a million new neighbors by 2040!

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!

REMAINING DATES for evening socials

Mar 23 (5:30)
Apr 20 (5:30)

LADIES LUNCH DATES

March 2 (Tue)
March 28 (Tue)
April 22 (Sat)

*Contributing to this newsletter:
Art Miller, Dianne Miller, John Rosenbaum, Len Hook,
Pat Hueter, Toni Rosenbaum*