

# STEEPLECHASE NEWSLETTER

Spring 2017

## From the President – *John Rosenbaum*

As I started my second year on the Board of Directors, I was chosen as President. Thanks to my fellow Directors for their confidence.

In this Report I want to talk about one word in **Rule 7: Appearance**.

**Rule 7 of the Steeplechase Rules and Regulations states:**

“The Board of Directors may, from time to time, adopt and amend administrative rules and regulations governing the operation of the Association and the use, occupancy, alteration, maintenance, transfer and appearance of units, common elements and limited common elements, subject to any limits contained in the Declaration of Condominium.”

In 2012 when Toni & I drove into Steeplechase for the first time, we were impressed with its *curb appeal* – its *look* – its *ambiance* – its *appearance*. That included the architectural design of the coach homes, the fresh bright paint on buildings, the vibrant landscaping, and the white fence on Kings Lake Boulevard. We loved what we saw. During the past five years the paint has held up well, and landscaping has been maintained and improved with new plantings and shrubbery at the fence line.

However, one aspect of Steeplechase's appearance has deteriorated: the rooftops. Initially in 2011 they had a uniform slate color, but over the years they have become streaked by black algae. It has not weakened the rooftops, but it sure has made them look ugly. Three years ago an attempt to clean some rooftops was made without success. While it has taken some time, we now have a solution in hand. The Board has received four bids to clean the rooftops ... *and* the gutters. I expect an award to be made at the Board meeting on May 23 for cleaning in June.

In addition to rooftops, building paint, and landscaping, another element that contributes to the *appearance* of Steeplechase is its outdoor lighting. We have about 250 wall sconces that have had bulbs with a warm soft slightly “yellowish” hue. This past year Galen Ausloos changed the bulbs on Buildings K & L to see if residents would like new bulbs with a brighter cool “blueish” daylight hue. To get feedback, I sent out a Survey Monkey questionnaire. Sixteen respondents said they prefer the current warmer “yellowish” bulbs; five respondents said they prefer the cooler “blueish” daylight bulbs. While this was not a scientific survey and not all unit owners have email, it did give 21 respondents a chance to weigh in on the subject. Because I believe that lighting hue contributes to the *appearance* of Steeplechase, I am placing this subject on the agenda for discussion at the next Board meeting on May 23 before any more bulbs need to be purchased. If you cannot come to the meeting and you have an opinion about this subject, please email me at [jrosenbaum@ithaca.edu](mailto:jrosenbaum@ithaca.edu).

Finally, I haven't forgotten about the white, white fence. It's been looking a little brown, brown hasn't it. Rest assured, fence cleaning is on the agenda for this summer.

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### *Board members*

John Rosenbaum (President), Arlene Goffredi (Treasurer)

Linda Reed (Vice President),

Art Miller (Secretary), Randy Sparrazza (Director)

## Board Members: coming and going

For 12 years **Ron Connelly** served on the Steeplechase Board in several different capacities, and that certainly deserves to be recognized and honored. Ron has served as President, Vice-President, and in other capacities as well. Ron says he was always impressed with the high turnout of Steeplechase residents at the meetings.

Ron and Elizabeth Connelly moved into Steeplechase in the late 90s. They are from Massachusetts, but also lived for 18 years in Oxford, England.

A BIG THANK YOU goes to Ron for all he has done for us in Steeplechase.

Thanks also goes to **Arlene Goffredi** for continuing her many years of service to the Board by serving another two-year term.

**Randy Sparrazza** joined the Board of Directors in February. Randy and wife, Lucy, live at M-102 approximately 3-4 months out of the year. Other times they live in Rochester, NY.

Lucy is retired and Randy is semi-retired. He is a Sound Mixer/Engineer for TV shows such as House Hunters, NFL Films for the Buffalo Bills, and independent movies. He volunteers as an electrician for Habitat for Humanity in Rochester.

Randy says in spite of being away from Steeplechase much of the year he feels confident that with emails and cell phones he can stay in contact with the rest of the Board and residents. Randy has already made an impact on Steeplechase by helping residents replace their aging smoke alarms.

Thanks for volunteering to be a candidate for our board, Randy!

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## Board Meetings Schedule

The following dates have been set by the Board for its 2017 monthly meetings:

May 23	Sept 26
June 27	Oct 24
July 25	Nov 28
Aug 22	Dec TBA

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.

## Landscape News



The declining plant material at the street side of the fence was replaced at the end of March. Other approved proposals should be implemented by the end of summer. Palm trees will be trimmed, which is an annual project. Prior to the fall budgeting process by the Board the Committee will consider projects for 2018.

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

### Planting by residents !!!

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.

### Irrigation schedule

Our irrigation schedule will change when "the rains come," according to Greenscapes.

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

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*Landscape Committee members*

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

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## 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 DATE** **for evening social**

May 18 (5:30)

### **DATES** **for summer socials**

June 8 – cocktail party  
June 22 – dinner out

July 13 - cocktail party  
July 27 – dinner out

August 10– cocktail party  
August 24 – dinner out

September 7– cocktail party

## Residents in the News



Michael Boudreau, D-103, has been a member of the Naples Concert Band for some time, playing the tuba. He auditioned for, and was accepted by, the Naples Philharmonic ProAm Concert. Mike will play in the free concert at Artis-Naples on Saturday, June 3, 2017. For more information, see:

<http://artisnaples.org/naples-philharmonic/pro-am>



Steeplechase welcomes new residents!

Bill and Mary Sherlock moved into C-203. They are from the Boston area, and for some years owned a condo in Greenfield Village.

Bob and Linda Rodgers purchased C-204. They are from Van Wet, Ohio, and owned a condo in in Camelot before moving here.

*Contributing to this newsletter:*

*Art Miller (editor), Dianne Miller, John Rosenbaum, Toni Rosenbaum*