

# *Strawberry Fields Condominiums*

February 2015 Newsletter

**Ice Melt Shakers:** Many residents throughout the Community have their own ice melt shakers, which allow them to address ice concerns in and around their units. In the past, some shakers have been provided by the Association in specific situations. Please **DO NOT** throw away empty containers as they are refillable and reusable. The Board did examine the cost of providing an ice shaker filled with a magnesium chloride ice melting product to each home in the Community, but the cost has proven to be prohibitive and would be an annual budget expense for perpetuity for the chemicals, labor to refill shakers, replacement of a certain percentage each year and storage during the summer months.

This being the case, the Board asks that each owner/resident exercise their own discretion on whether or not they need an ice melt shaker for their home. The magnesium chloride products sold at Home Depot and Lowe's are relatively concrete friendly and inexpensive and can be easily stored within the confines of each home during the warm season.

Please note that over time the product used in the ice melt shakers **does** deteriorate the concrete causing it to scale and chip eventually leading to its' replacement at the Association's expense. Please use the product as you need, but as sparingly as possible, and once the weather has cleared, please sweep it off of the concrete in order to remove it and prevent further damage to the sidewalks and stairways. Concrete that is less than three years old is particularly vulnerable to damage from ice melt products. **Under no circumstances should salt be used!!** This is very damaging to concrete and the landscaping.

**Orange Home Depot Five Gallon Buckets:** Just as a reminder to all residents of the Association that scattered throughout the property are five gallon orange Home Depot buckets with a black screw-type lid on them. These are for everyone's use and are provided and paid for by the Association for use on ice concerns. There is a scoop provided inside which can be used to take product to the concern area that you have and then returned to the bucket. To date, it appears that these are greatly underutilized so we encourage residents to use them. Greener Grass will service the buckets when they are empty. This is the best way to treat ice around the complex as it does the least amount of damage to the concrete afterwards.

**Stairway Tread Replacement:** The Association is in the process of examining the concrete stair treads on the stairways leading up to all the second floor units. On Tuesday, 02.03.15 a walk-through was conducted by management and a general contractor. All 116 stairways in the 29 Community buildings were inspected. If you see a small orange dot painted on the right side of the stair tread then that particular tread has been selected for a bid for replacement. To date, 211 stair treads have been identified as needing possible replacement. Please keep in mind this is just a bidding process and the final decision to spend the money for replacement lies with the Board.

**Parking Reminder:** Recent feedback from residents has inspired the Board to remind everyone in the Community that all covered parking is reserved and should not be used by visitors without the express permission of the resident. In addition, please ensure that when you do park that you leave space for your neighbors to get in and out of their vehicles free of door dings.

**Please Help Protect Your Property:** As you know, the gates and the landscaping are amongst the most valuable and costly assets in the Community. Unfortunately, some residents use them as recreational areas inappropriately. Everyone is asked to please stay out of the rock beds and to not scatter or throw rocks as this can cause damage and it increases the Association's expenses due to the labor for cleanup. In addition, the gates should be left alone by pedestrians and not tampered with. Certain residents have actually been seen riding on the gates, which can cause serious and very expensive damage. If you witness these activities and can identify where the resident(s) lives, please report it to [Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com) ASAP.