



***ROUNDWOOD RIDGE II  
SUMMER NEWSLETTER  
July 2021***

**SUMMER 2021**

It seems like life is beginning to get a little more normal as we enjoy this beautiful, but hot, and often humid summer weather again!! Vaccinations have been effective in returning us to some sense of normalcy. We all know that there are Covid variants out there but provided we are careful we can enjoy a bit of summer with our friends and families. It has been a long 18 months but we are taking advantage of all that summer has to offer. Enjoy and Travel Safe!!

**WELCOME**

Everyone sends a warm welcome to our new neighbors. We hope that you will enjoy your new home as much as all of us enjoy ours and we look forward to meeting you soon!

**Unit 105 – Steven Blank & Arthur Kleiman**

**Unit 109 – Pat & John Schlee**

**Unit 203 – Paul Levene & Eileen Sapperstein**

**SOCIAL COMMITTEE**

We urgently need members for the social committee. Judy Stellman Unit 202 would love to hear from you if you would be willing to lend a hand and share your talents. She can be reached by calling at 410-252-3525.

- Welcome New Residents
- Maintenance work completed or upcoming
- Committee Updates
- Condo Living article
- Welcome Packets
- Community Room Meetings
- Reminders

To add anything to our community newsletter please contact:  
Deb Coleman  
[Deboraha.coleman@outlook.com](mailto:Deboraha.coleman@outlook.com)  
or telephone at 410-916-4774  
If you would like to help with the newsletter I would love to hear from you!!

### **LANDSCAPING COMMITTEE UPDATE:**

The landscaping committee met and reviewed their three proposals and presented them to the board. After several meetings of the committee a decision was made to present Paul Schwartz Landscaping to the board for consideration in June. The Board unanimously approved the recommendation and the contract was awarded to Paul Schwartz Landscaping. Miss Utility has been contacted and they will be visiting to mark the utilities before work begins. The committee consists of Sara Douglas, John Hergenroeder, and Deb Coleman-chair.

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### **LONG RANGE PLANNING COMMITTEE UPDATE:**

*Committee members are: Bob Hammond, Kay Schuyler, John Hergenroeder, Edie Brown, Rosemary Hanley and Anne Coyle*

*The committee met regularly with four companies and requested bids from all. After much discussion and feedback from all four the committee nominated Hall & Company and the Board accepted that recommendation. They are working to present their detailed vision to the team and work is expected to begin sometime in 2022 which will include a complete overhaul of the lobby and hallways on every floor in the building. Stay tuned for more detail as this project progresses. Great work team!!*

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### **COMMUNITY ROOM UPDATE:**

*As you know the community room is now open for the enjoyment of all residents. Kay Schuyler & Jane Flattery manage the reservations for the room and maintain the calendar. Please reach out to either one to make a reservation for the room.*

*Currently meeting and enjoying the room are the following groups:*

*Stitching and Crafts – Chair: Sara Douglas*

*Poker – Chair: Anne Brassington*

*Bridge – Chair: Anne Brassington*

*If anyone wants to start an open group please make your plan and contact Kay or Jane above.*

## **REGULAR MAINTENANCE UPDATES:**

The following maintenance items have been completed with no issues:

- Fire Extinguisher Inspection – completed with no concerns
- Sprinkler System Inspection – completed with no concerns
- Irrigation System – Inspected and an estimate for repairs presented and approved
- Kitchen Stacks were cleaned on 6/29 with no issues
- Annual Alarm Contract has been presented and approved for another 5year period
- Dryer Vent Cleaning began on 7/19 and will continue through 7/22



We also completed a repainting of our rear bench and added some fresh planters to brighten the space. A huge thank you to Joanne Sleater for her awesome help with the painting and the daily watering of the fresh arrangements both front and rear of the building– we could not have done it without her. She is tirelessly watering the plants to keep them alive and gorgeous in this heat so all can enjoy!!

Thank you, Joanne!!

**EVERY MONTH WE WILL SHARE A PORTION OF THE CONDO LIVING DOCUMENT WHICH CAN BE FOUND ON THE ROUNDWOOD RIDGE II WEBSITE. HERE IS THE FIRST EXCERPT BELOW.**

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**General Requirements**

1. No Smoking: All common areas within RR II are non-smoking at all times. This includes the elevators, stairways, hallways, foyers, lobbies, storage rooms, trash chute rooms, garage, trash compactor room, supply rooms, mechanical rooms, and the third- floor community room, kitchen and bathroom.
2. Common Area Furnishings: All furnishings and accessories located in the common areas of the building are to remain where they are located at all times. Please do not relocate any of the chairs, tables, lamps or decorations without the prior consent of the Board. However, furnishings may be moved temporarily to accommodate the needs of a social event, etc. Whenever it is necessary to move any furnishings they should be replaced in their original locations at the conclusion of the event.
3. Use of Main Lobby: • No walkers or wheelchairs should be left in the lobby when leaving the building. We should not resemble an assisted living building. • No sporting equipment, including bicycles, should be brought through the lobby. All ingress and egress of this type and similar activity should be through the rear door or garage. • No vendors, workers or deliveries (except U S Postal Service, UPS and FedEx) should enter through the lobby. They should park in the back lot and enter the building through the rear door.
4. Emergency Exits: The emergency exit doors are to be used exclusively for emergency purposes.
5. Moving In or Out: • When completely moving in or out of the building, see the “Move in Move out Rules”. Contact our management company for a copy of these rules. • When moving daily items in or out of the building: ∞ Carts are furnished on the ground level for your use. When using them please return them as soon as possible so others can use them. ∞ Do not bring any leaking item into the building that that will cause damage to the rugs or flooring. If by accident you do have a spillage, please clean it up.
6. Dress Code: Please wear appropriate clothing, which includes shirts and footwear (hosiery is not acceptable), when in the common and surrounding areas of the building.

**Condo Unit**

1. Reporting Emergencies: All emergencies should be reported to 911 and our management company.
  2. Reporting Non-Emergencies (as light out, spots on rugs, etc.): Can be written on the pad that is located in the mailroom under the shelf on the right side of the room and/or to our management company.
  3. Vacation Preparations: • When leaving the unit for days at a time the unit’s main water supply should be turned off and during winter months the heat should be left on with a setting of at least 58 degrees to prevent pipes from freezing. • Some neighbor should have your front door key and car keys in case of an emergency.
- For courtesy to your neighbors, your car should be placed in the back-parking lot on the west side by the wall instead of leaving it out front. Contact the management company to register your away and emergency contact information and telephone numbers.

## **GENERAL REMINDERS:**

*\*Reminder – It is recommended that you add one-half cup of bleach or vinegar to your condensation line before using your air conditioning unit for the season. You should also repeat this process once monthly throughout the season.*

*Zep Kitchen Drain Cleaner is also good to use to keep your kitchen drain and garbage disposal flowing freely. It is available at Home Depot or through Amazon. Once monthly is advisable as a preventive measure.*

*\*Board Meeting minutes are posted in the mailroom as promptly as possible following every board meeting. Other reminders are posted as they come up. Please make sure to read them as these are not sent out individually.*

*\*Always remember to read the Brodie Management emails that remind you of window cleaning, dryer vent cleaning etc.*

*\*Please remember to update Brodie management with any email address changes so you do not miss announcements.*

*\*Welcome Packets are distributed to all new residents by the Welcoming Committee – Rosemary Hanley & Mark Ostrowski. Thank you both – this is a super help for everyone!*

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*Some of our Ladies enjoying a game in the Community Room!*



## **CRITICAL REMINDER**

Please do not feed the wildlife on the grounds around our building – this is a huge problem as it draws them to the grounds. It has caused damage to the wiring in several vehicles belonging to residents. We are also beginning a landscaping project that is expensive and could be destroyed by the animals and rodents. Most of us love the animals but they can be destructive to property. Thank you for adhering to this request.

### **BOARD OF DIRECTORS**

President – John Kenny  
Vice-President – Kay Schuyler  
Treasurer – Robert Hammond  
Secretary – Anne Coyle  
Member at Large – Deb Coleman

### **Management Company – Brodie Management**

Contact Margaret Bell or Julie Barber at  
410-825-6060 during normal business hours.  
For emergency access  
call 410-403-3050

### **FLOOR CAPTAINS**

1<sup>st</sup> Robert Brennan Unit 107  
2<sup>nd</sup> Judy Stellman  
3<sup>rd</sup> Kathleen Kurpaska Unit 308  
4<sup>th</sup> Betty Sauter Unit 404  
5<sup>th</sup> Mary McGibbon Unit 508  
6<sup>th</sup> Bunny Singer Unit 610  
7<sup>th</sup> Clarke Swentzel Unit 707  
8<sup>th</sup> Mark Ostrowski Unit 803

Floor Captains maintain information about you, your pets and autos in the event of an emergency. They will also keep your key in the event you are away or get locked out of your unit. Please make certain they have your updated information.

## ***BE KIND TO SOMEONE TODAY***

