

# OFL REPORTER

UNITING THE COMMUNITY THROUGH SHARED INFORMATION

## DECISIONS DECISIONS DECISIONS

### PHASE 3 SIDING

On March 14, 2001, your Old Farm Lake Board of Directors held a special Executive Meeting to address the Phase Three Renovation Project. As a result of due diligence research, cost analyses, viewing siding samples, visits to newly sided buildings, and detailed questioning of a Carnell Engineering representative who was present at the meeting, your Board has selected CEMPLANK as the replacement siding for Phase 3.

Cemplank is an attractive and aesthetically pleasing fiber-cement plank siding. The deep cedar-grain texture provides a genuine wood appearance with premium fiber-cement performance. The unique fiber-cement formulation resists termites, will not rot, deteriorate, swell or warp. Cemplank resists moisture, mold and mildew development, pests and other adverse effects of nature. This siding allows the structure to breathe, will not expand or contract, will not burn and has a zero smoke-development rating.

Cemplank is considered an "earth friendly" or "green" product with no detrimental affects on the environment. Cemplank, Inc. offers a no-nonsense lifetime limited, non-prorated warranty - the best in the business - while competitive products offer a non-prorated warranty of only 1 to 5 years. When primed and painted at the factory,

Cemplank can hold its finish for up to 20 years - greatly reducing the need to repaint.

Cemplank is similar in cost to quality vinyl siding and costs about half as much as traditional cedar siding.

Close to 100 years of fiber-cement experience has positioned Cemplank, Inc. as one of the largest fiber-cement manufacturers in the United States. Carnell Engineering has been asked to write the specifications, seek prices on the siding and is asking contractors to submit sealed bids. Your OFL Board intends to hold a meeting, within 30-days, with all Old Farm Lake unit owners to discuss the selection process, cost analyses and to present a financial plan for our complex.

### **YOUR OLD FARM LAKE BOARD OF DIRECTORS**

- President Larry Pauline, 65 Pond View Lane, 238-9477, Phase 2
- Vice President Jean Sheff, 123 Stone Bridge Square, 238-6618, Phase 2
- Treasurer Ronald Peters, 121 Stone Bridge Square 238-9557, Phase 2
- Asst. Treasurer, Deborah Weiss, 64 Pond View Lane, 238- 2387, Phase 2
- Director, Len Gersten 3 Deer Run, 238-6852, Phase 1
- Director Steve Feinman,

48 Brook Farm Close, 238-1606, Phase 1

- Director Mark Freyberg, 36 Rambling Brook Rd., 238-9110, Phase 1

- Director Steve Semolik, 166 Birchwood Close, 238-3425, Phase 3

- Director Howard Sklar, 145 Deer Run, 238-4624, Phase 3

### FINANCING

Your OFL Board is presently in the process of obtaining cost estimates for the rehabilitation, staining and painting of Phase One and Two; roadway rehabilitation; as well as the Phase Three Project. When costs are obtained, a financial plan will be developed to help defray the expense involved in completing said projects. We anticipate holding a community-wide meeting to explain the plan.

### *Advisories!!*

!! Please be advised that all residents should permanently attach their unit numbers to the lid and side of their trash or garbage receptacle. A few hours after pick-up on Monday and Thursday, our OFL Super, Tom, will place the receptacles and their lids up against our buildings in an attempt to keep them from blowing in the wind. Hey, we've already started this service - no more trash can dodge ball.

!! If you are a new resident or have

questions about your garbage pick-up, please phone the Suburban Carting Corporation at 1-800-273-9394 for a copy of their rules and route schedule. Blue recycle bins can be purchased at the New Castle Refuse and Recycling Office 238-8091.

!! Your OFL Board of Directors have submitted a claim in the class action suit against the Masonite Corporation. Our application, claim, exhibits and photographs have been accepted by the Alabama court which is sending an inspector to view Phase Three buildings in early April.

### **CODE OF ETHICS**

All members of the Board of Directors have signed a Code of Ethics. The Code sets forth general standards of conduct which we believe are appropriate, for both actual integrity and the appearance of integrity, in all our dealings and transactions. Provisions requiring the disclosure of conflicts of interest; prohibiting the acceptance of any benefits from vendors providing services to Old Farm Lake; and mandating that the sole basis for all decisions is the best interests of our community, among other provisions, are contained in the Code. The Code was drafted by attorneys, reviewed by attorneys and is a first for Old Farm Lake. Contact the Managing Agent for a copy.

### **WHICH PHASE AM I IN?**

UNITS # 1-57 PHASE I  
UNITS # 58-137 PHASE II  
UNITS # 138-177 PHASE III

### **BRIGHTEN UP!!**

If you notice some green sprouts popping up all over Old Farm Lake don't pull them out. It's because

your OFL president, the green thumb guy, personally hand planted 100 multi-colored day lilies throughout our complex last Fall. Look for these beautiful friends to enhance our natural environment. Day Lilies are perennials which means they should come up year after year.

### **NEW LANDSCAPER**

Please note that as a result of a myriad of interviews, site visitations, checking references, cost analyses and obtaining five sealed bids which were opened at our March 14th meeting, your Board has engaged the services of Cavallo Landscaping for our grounds care and snow removal for 2001/2002. Tipping the scales in favor of Cavallo Landscaping were his openness to natural landscaping procedures such as the use of environmentally friendly organic fertilizers and weed deterrents; his adherence to the new Westchester County environmental codes; his use of a state-of-the-art ice-resistant product. The new product is not a danger to roads, environment or our wooden and rug floors (salt is). Further, his price was \$11,500 cheaper than the next lowest bidder. A crew of 10 to 15 workers will descend upon our complex to do the work. Look for Cavallo trucks and workers in Cavallo T-shirts.

### **VOLUNTEERS NEEDED**

+ We would appreciate your participation on the Pool Committee. Please contact Deborah Weiss, 238-2387, if you can spare some time to improve the quality of life at the swimming pool this summer. Plan to share your ideas.  
+ Environmentalists needed to investigate the most current, humane

and legal methods of controlling the OFL geese population. Contact Larry Pauline at 238-9477.

+ Want an on-site yoga class? Phone Deborah 238-2387.

### **SPRING IS IN THE AIR**

Many people use the Daylight Savings "spring ahead" event as a reminder each year to change A/C filters; put new batteries in smoke alarms, thermostats, and any other device using them; turn on the valve which will allow you to obtain outside hose water.

### **OFL EXCHANGE & CLASSIFIED SECTION**

Do you have an item that you no longer need that a neighbor can use? Do you need a baby-sitter or provide baby-sitting services? Let us know and we'll list you in the next newsletter. For sale now: Schwinn Bike Trailer, holds two children, phone 238-2389. Ads are free only to OFL residents.

### **LIGHTEN UP!!**

Being in stitches might soothe the itches! Can something that tickles your funny bone keep your skin from breaking out in hives? Maybe so, says a European researcher, who found that people who are allergic to dust mites, cat dander, and tree pollen had significantly less severe allergic reactions for about two hours after watching a Charlie Chaplin movie.

The OFL Reporter is published by The Board of Directors of OFL. Residents who wish to report items should send them in writing, including name, unit number and phone number to Larry Pauline, 65 Pond View Lane.