

FOR YOUR INFORMATION

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September 23, 2002

Old Farm Lake Board of Directors

Aurelie Cavallaro - Mark Freyberg - Len Gersten - Lou Graziano

Larry Pauline - Ron Peters - Arnie Reifer - Howard Sklar - Deborah Weiss

A. Some residents have raised questions regarding whether or not our lake and pond are breeding sites for mosquitoes most commonly associated with West Nile virus. Mosquitoes often breed in artificial containers that contain stagnant water. They are much less frequently found in natural habitats like wetlands, large bodies of water or streams. They do not tend to breed in lakes or ponds which have a feeder system or exit stream or moving water. The mosquito does not tend to breed in bodies of water that have fish, frogs, turtles, waterfowl and birds as do our lake and pond. This wildlife will feed on the mosquito larvae before it is able to complete its life cycle to an adult mosquito.¹ Mosquitoes NEED stagnant water to lay their eggs.

B. The second cycle of our improvement assessment ends after our October payment. Please note that the third cycle begins in January 2003.

C. Our paving project is near completion and we are waiting for the Cemplank installer to complete the buildings at Birchwood Close before paving that area. We have a number of Bayberry Close residents who attest to the fact that a Suburban Carting Company garbage truck ran over and marred our newly installed curbs in that area. We contacted the company and set a meeting date but they never showed up. Our New Castle Town Supervisor, Marian Senek, was informed but has not as yet replied to our correspondence. Our paving contractor will repair the damage and we will make a legal claim against the Town of New Castle since it is the employer of Suburban Carting Company.

D. Our Phase Two refurbishing and painting project is nearly completed as our contractor is adding finishing touches to a "punch list" developed by our Superintendent Tom DeGuerci. Our contractor will begin the second "field coat" painting of Phase Three as soon as the Cemplank installation is completed. The wooden plank barriers on the roads near our lake have all been repaired, power washed and painted the same color as our townhomes (Buckskin).

1. J.D. Barrett & Associates, Environmental Scientists, Easton CT

E. The installation of new curbs created a space between the curbs and our lawns. That space has been filled with topsoil and planted with grass seed.

F. We have again been plagued by sewer line backups that flood basements with fecal matter. Upon opening the clog, workers find the following materials: wads of paper towels, diapers, sanitary materials, wash cloths, newspapers, juice boxes, and other items that should not be flushed down toilets. The Association has all sewer lines cleaned several times each year, but the backup problems result largely from homeowner carelessness. The Board feels that it is inappropriate for the community (i.e., the Association) to bear the expense of reimbursing individual residents for damaged carpeting, appliances and other items as a result of this type of problem. It believes that the resident's individual homeowner insurance policy should be activated under these circumstances.

G. Twenty-six(26) residents chose to respond to the pool survey.

Preliminary results are as follows:

Do you use the pool facilities -	22 Yes	4 No
Would you be more likely to use the pool if it were heated -	11 Yes	15 No
Pool side BBQ/tag sale -	15 Yes	10 No
Would you volunteer ?	13 Yes	12 No

H. Please be kind enough NOT to post want-ads or other personal messages on our mailboxes. Not only is it illegal to do so, but these postings are unsightly and create a commercial quality to our residential community. Messages MAY be posted on the bulletin board at our clubhouse.

I. Please note that resident Jim Kafka volunteered and is in the process of painting our condo complex entry signs. We send a big "thank you" to Jim on behalf of all of us.

J. MAIL CALL: All homeowners will shortly receive under separate cover a copy of the OFL Financial Statement and a copy of OFL Satellite Dish Guidelines.

K. We will again be hiring law enforcement officers to patrol our complex during Halloween.

Larry 9/23/02

