

# OFL REPORTER

<http://www.oflca.com>

UNITING THE COMMUNITY THROUGH SHARED INFORMATION

## SPRINGTIME

### What a Winter!

Hopefully, it is now finally safe to say that spring is here. The long, cold, snowy winter has taken its toll on the flora of our community by destroying a myriad of mature shrubs and trees. The snow drifts bent trees, snapped branches, buckled bushes and severely burned foliage.

The melting and freezing of outside water buckled many of our slate walks and stoops. Numerous roof gutters filled with snow-melt simply froze over and were rendered useless. Much of our beautiful lawns were devastated by the weight of the snow.

Despite the intemperate winter, we are pleased to report that, as we write, our landscapers have begun a major clean-up and restoration program. Fresh top-soil and superior-quality grass seed have been sown over large portions of our condo complex. Our masons are repairing disintegrating and displaced plaster on our stoops and slate walkways. Our

gutters are being cleaned and repaired. Trees are being pruned and, soon, new shrubs will be planted. We appreciate the patience of our residents as the needed work is completed.

### OFL BOARD

- President, Larry Pauline, 65 Pond View Lane, 238-9477, Phase 2
- Vice President and Treasurer, Ron Peters, 121 Stone Bridge Square, 238-9557, Phase 2
- Vice President for Legal Affairs, Mark Freyberg, 36 Rambling Brook Rd., 238-9110, Phase 1
- Secretary, Arnie Reifer, 110 Woods End Rd., 238-3417, Phase 2
- Director Aurelie Cavallaro, 37 Rambling Brook Rd., 238-8678, Phase 1
- Director Joe DePaola, 109 Woods End, 238-6784 Phase 2
- Director Lou Graziano, 157 Birchwood Close, 238-3319, Phase 3
- Director Howard Sklar, 145 Deer Run, 238-4624, Phase 3
- Director Steve Solomon, 49 Brook Farm Close. 238-8649, Phase 1

### PLEASE DO

- Please be kind enough to place your unit number on your garbage container and lid. You can obtain adhering decals at any hardware store. It is important for our superintendent to discern which lid goes with which container when the wind kicks up.

- If you are a late-night dog-walker who has a play date with other late-night dog-walkers please keep your voices at a low pitch so as not to wake up other residents in our complex.

- When you receive notification that new shrubs have been planted at your unit, please be kind enough to give them a drink of water each day for a week so they will grow big and strong.

- PLEASE phone the Chappaqua Police, 238-4422, if you experience anyone soliciting sales of any kind at OFL. The Town of New Castle, in which we live, has a "No Solicitation" law which is strictly enforced. Recently, four men soliciting at OFL were

apprehended by the police upon notification by our residents. If approached, under no circumstances allow these people to enter your home. Simply call the police!

### **PLEASE DON'T**

◆Our mailboxes are not bulletin boards! Please note well that it is against U.S. Law to advertise or otherwise place announcements on our OFL mailboxes. Please refrain from doing so!

### **OFL NEWS**

✓Beginning Memorial Day weekend and ending Labor Day, an ice cream truck will make a daily 4:00 p.m. stop in the OFL Clubhouse parking lot.

✓New rubber-based mats will be installed in the tiled areas of our Clubhouse bathrooms to prevent and/or reduce the possibility of wet-based slips.

✓A new entry system is scheduled to be installed at our Clubhouse. The system will be able to tell us who entered the building, at what time, and will have the capability to refuse entry.

### **OFL LIVING**

Your Board seems to be receiving more and more complaints from residents about problems created by their neighbors. It appears that OFL is attracting some people who are either not familiar with or

are unable to adapt to community living. People should understand that we sacrifice some independence when buying into a place like OFL. We are not free to reconfigure areas, change land usage or to erect anything on the outside of our units without prior permission. It has been historically reasonable and customary for OFL homeowners desiring to make any outside change to obtain, in writing, consent by neighbors living on both sides of them. Neighbors' written consent along with a letter detailing proposed alterations or usage must be sent to the Board seeking its permission. Only upon receiving Board permission can alterations and land usage change be accomplished.

### **WALK DAY**

OFL residents Amy Ades, 38 Rambling Brook Road, (238-9091) and Iris Bailey, 67 Pond View Lane (238-4170) wish to remind us about a worthwhile charitable event for family and friends in support of autism research. Walk Day will take place on Sunday, June 8, 2003, at Manhattanville College in Purchase, NY. Check-in is 9:00 a.m. and the Walk starts at 10:00 a.m. Snacks and soft drinks will be provided along with plenty of family activities and entertainment. Both OFL residents are entering

individual walk teams in the event. To sponsor one or both teams, please make your check (any amount) payable to "National Alliance for Autism Research" and send it to the above addresses. You do not need to attend the event to support autism research.

### **UGH!**

The garbage issue is getting bad again! It's time to issue an appeal once more. Please do not put garbage containing food items out in plastic bags, for they only serve to invite animals to tear them apart and scatter the contents. Please be advised that a \$50 fine will be levied against each homeowner not using a lid-locking trash can and/or allowing garbage to be strewn onto surrounding areas.

### **REMINDER**

Please be advised that your Board has granted our New Castle Police the authority to arrest unsupervised persons utilizing Old Farm Lake recreational facilities (pool, tennis court, platform tennis area, lake, pond and gazebo) and all parking areas after 9:00 p.m. We are trying to avert a catastrophe and sense that some people, not necessarily from Old Farm Lake, may be using our facilities "after hours." Please inform your family.

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

