

Apple Valley Condominium

Fall 2021 newsletter

Welcome to the fall 2021 newsletter for residents of Apple Valley Condominium.

Please plan to join us via Zoom at 6:30 p.m. on Nov. 11 for our Annual Meeting. As we get closer to that date, more information and a link to the Zoom meeting will be emailed to owners.

TO NOBODY'S SURPRISE, the weather this past spring and summer have disrupted many of the planned repairs and refreshes to the property. A combination of the rainiest and the hottest stretches of weather on record hit us at the same time as supply and labor shortages among contractors, an issue that's shared with much of the area this year.

However, we've started to regain our footing, and we should be able to resume more normal activities in the coming weeks.

TREE WORK:

As many of you have noticed, Sharon Tree has tagged a number of trees within our condominium that are diseased, in decline or dead. In the coming weeks, these will be due for removal. At a later date, the stumps will be ground down and/or removed.

DECK AND PORCH STAINING:

Also in early October, our annual paint and staining cycle will resume. The decks and front steps of 31-55 Apple Valley Drive will be power washed, and then the staining and painting will follow. Repairs or replacement of rotting or damaged wood, which were more extensive than usual, have already taken place at most of those units.

LANDSCAPING:

Finally correcting a long-standing safety issue, bushes were cut back or removed from the corners of the entrance roads leading to the Apple Valley cul-de-sacs. This has dramatically cut back on the near-misses that were occurring daily at those intersections, and we were able to highlight those corners along with the improved visibility for drivers.



PRUNING:

The regular light annual pruning of shrubs has just finished, and the landscaping crews are scheduled to begin a deeper heavy pruning in early October. Especially this year, the weather has contributed to extreme overgrowth throughout the Condominium, and our goal is to get it under control.

This will be a multi-year project, focusing on some of the front shrubs and bushes this season. Next year we plan to do additional work on bushes along the sides and backs of units, plus some additional work on the fronts, including plantings.

DRAINAGE PROJECTS:

Some of the corrective projects to fix drainage issues are now slated to begin in late October. Once again, this

work will be weather-dependent, having been significantly delayed this past summer by heavy rainfall.

Related to this, the broken water pipe in front of 9 Cortland has been repaired and the disturbed area has been cleaned up temporarily. Additional grading and landscaping work, as well as tree work, is scheduled to restore that area, so please be careful walking in that area.

TENNIS/PICKLEBALL COURT RESURFACING:

Another casualty of the weather, the planned resurfacing of the tennis/pickleball courts at the Clubhouse was not feasible as planned. This work will be rescheduled to next year.

Regards from the Apple Valley Board of Trustees:

Brian Greeley; Janet Ralbovsky; Erica Rossman; Ken Siegal, Chair; Rick Trilling.