

CARNELIAN WOODS

Newsletter December 2011

Dear Homeowners,

Greetings from a cold Carnelian Woods winterscape. More on that later.

The post annual homeowner period has been a busy one for the Carnelian Woods staff. We began replacing exterior panels on buildings and performed some painting. Well over twenty panel units were replaced with new material.

We completed our firewood orders with those clients who have provided keys to their lockers. Winter access to firewood supplies is not endless. Keep us in mind should your supplies become depleted.

The experimental lighting project, 108-113, 1-10, has been a huge success. We await the winter harshness to verify our efforts before we begin re-doing other sections of the complex. In the beginning, we will change exterior lights to the Carnelian Woods system before we begin digging to replace worn underground wires with a conduit fed system. Sometime later, we will begin replacing the exterior light fixtures on units.

As our CC &Rs require, we have completed chimney inspections and /or cleaning. All fireplace components must be inspected annually, even those that contain fireplace inserts. The inspector looks for a proper burning pilot light and competent burning within the firebox to assure a lack of carbon build-up. Gas logs are inspected for the same issue along with a clean flue. Some gas logs may have been installed into a system with a flue that has dangerous accumulations of wood burning products. In addition, the proper fixing dampers of gas log burners is required by code.

We have also completed our fall maintenance of units and installed Carbon Monoxide detectors into units. As you know, we contacted all homeowners to give them an opportunity to opt out of carbon monoxide detectors installation and/or the fall maintenance service. The new carbon detectors are actually combination carbon monoxide and smoke detector devices that have audible warnings and are powered by battery rather than a plug in 110 volt unit. Further, with the detectors required at every level, the combo units won't clutter-up the home. As you know, fall maintenance involves the checking of systems that furnish heat to your home and water pipes. We change out the furnace filter, check the thermostat and furnace for operation check for leaking water fixtures, change smoke detector batteries and check windows and exterior doors for their integrity. In addition, this year we are verifying the operation of stop and drain valves in units. Stop and drains provide immediate termination of the water supply into the unit rather than shutting off the source via the water meter control. Should we find your valve non-functioning, we will send you a notice with important information.

Our construction of the Bocce Ball court is on hiatus mostly over the need for funds for completion. Any homeowner or guest who is interested in making a contribution can do so. Janice Simcoe, #133 and Celia Barry, #11, have volunteered to coordinate the pledge project. Look for information posted on our website, www.carnelianwoods.org

We are waiting for the inevitable winter. Thus far we have experienced cold and windy days. The electrical grid suffered greatly over Thanksgiving Day making culinary challenges for the unexpected.

Our accounting office is offering paperless invoices for those who would enjoy less paper mail delivered and save on postage to pay their bill. If you would like to become part of the paperless nation, contact Denise at 530-546-5077 or email her at denise@carnelianbay.net.

Regards for a happy and healthful Holiday Season

Carnelian Woods Staff