

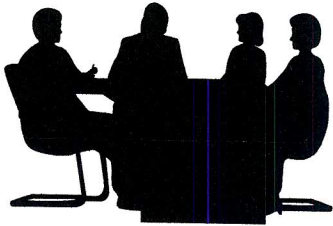
A newsletter published for and about our neighbors

# COROMANDEL CHRONICLE



MAY 2014

## MEET THE BOARD OF DIRECTORS



### *Umbrella Board of Directors*

Jack Zrecny	President
Stan Eckerling	Vice – President
Howard Katz	Treasurer
Susie Chesler	Secretary
Lila George	Director
Alan Polikoff	Director
Nory Kominsky	Director

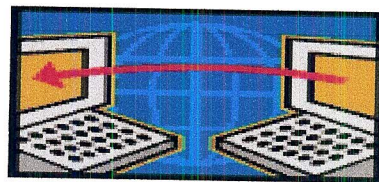
### *Townhome Board of Directors*

Alan Polikoff	President
Jack Zrecny	Treasurer/Secretary

### *Condominium Board of Directors*

Lila George	President
Susie Chesler	Vice President
Howard Katz	Treasurer
Nory Kominsky	Secretary
Marty Rabinovitz	Director

BOARD MEETINGS  
ARE A GOOD  
OPPORTUNITY TO  
LEARN ABOUT YOUR  
ASSOCIATION & MEET  
YOUR NEIGHBORS!



### 2014 BOARD

### MEETING

### SCHEDULE

May 27

July 22

September 23

November 18\*

\*ANNUAL MEETING

### CHECK OUT COROMANDEL'S NEW UPDATED WEBSITE

WE ARE CURRENTLY PUTTING NOTICES AND MEETING MINUTES ON OUR WEB PAGE. FOR THOSE WITHOUT A COMPUTER WE WILL STILL BE PLACING THE NOTICES ON THE BULLETIN BOARDS IN THE CLUBHOUSE, CONDOS AND BY THE MANOR HOMES AND TOWNHOMES. ALSO PLEASE GO TO THE WEBSITE AND REGISTER FOR EMAIL NOTICES.

OUR WEB SITE IS:

[www.coromandelweb.com](http://www.coromandelweb.com)



### SWIM AT COROMANDEL

One of Coromandel's treasures is its two temperature controlled swimming pools. The indoor pool with a separate heated Whirlpool sauna is open year round. The pool has lap lanes as well as enough space to exercise or just relax and enjoy. **It is truly a place to ease aches and pains.** Upon entering the water, what pain??

The outdoor pool and deck is a glorious place to swim and enjoy a sunny day. There are shady spots and tables. The landscaping is beautiful and surrounds the area.

**We are so lucky to have these special spots. Are you all aware of them?**

Susie Chesler

It is hard to believe that it is already May. Soon the weather will be warm and everyone will be having a good time at the outdoor pool. Here is a reminder of the pool rules that everyone must follow.

- No more than four (4) guests at any one time are allowed per dwelling unit unless prior permission has been granted by the Property Manager.
  - Children under 17 years of age must be accompanied and supervised by an adult resident.
  - No non-toilet-trained children are allowed in the pools or spa. No diapers or special garments made for non-toilet-trained children are allowed.
  - All persons are required to take a shower before entering the pools and spa.
  - Glass or other material that might create hazardous conditions or interfere with efficient operation of pools or spa shall not be permitted in pools or spa.
  - No rafts or large pool toys are permitted in pool area.
  - Noodles and personal-sized flotation devices are allowed.
  - No diving, running or boisterous play is permitted.
  - No food, alcoholic beverages or glass shall be permitted in pools, spa or sundeck area.
  - Radios, tape players, etc. are permitted on outside decks and exercise room with headphones only, so as not to disturb others.
  - No smoking is permitted in the pool and spa areas or anywhere in the Clubhouse.
- In pool and spa areas, only water and non-alcoholic beverages are allowed and must be in plastic sports bottles or plastic cups.
  - Pool chairs cannot be reserved or held with your towel.
  - At no time may guests use the clubhouse and recreational facilities without being accompanied by and in the presence of their resident host.

## THE OUTDOOR POOL OPENS MAY 23rd





## Maintenance Tips

- Change your furnace filters every three months.
- Check the caulk in your bathroom. Caulk will deteriorate after time and needs to be replaced. If this is not watched carefully you could leak into your neighbors unit and cause damage which you would be responsible to repair.
- Water leaking from around the base of your faucets could mean the cartridge needs to be replaced.
- There are small bumpers in the door frame of your front door. If these are missing the door will slam and you will hear a rattle when the door is closed and air is circulating in the hall.
- Change your battery about every 3 years in your garage door opener. Cold weather will weaken the battery.
- Patio doors may need to be adjusted from time to time to keep a tight seal. If your patio doors are hard to open and close you can spray them with a little silicone in the track and that should help. In some cases you may have to replace the wheels.
- The life span of smoke detectors is approximately 10 years. If your smoke detector starts to beep and you change the battery and it continues to beep, you will have to replace the smoke detector. The replacement is FireX ACDC and can be found at Home Depot. When you replace your smoke detector consider getting the one with the carbon monoxide detector included. A law was passed in 2008 that all homes must have a carbon monoxide detector.

- Toilets can be leaking/running and you won't even know. Every so often place a drop of food coloring into the tank when you go to bed. When you get up in the morning check the toilet bowl and if the color is there you then know that you must replace some parts in your toilet tank.
- In the bottom of your window tracks you have weep holes. The purpose of these weep holes is to allow rain water to flow out of the window track. If these are clogged the water can seep into your home or your neighbors causing damage and possible mold. Another area for water penetration is where the vertical and horizontal window frames meet. The caulk also deteriorates there and needs to be removed and replaced from time to time. If you do not maintain the weep holes and corners of your window and water leaks into your neighbors home you will be responsible for the repairs in their unit.

## Condo Corner

- When driving in the condo garages the speed limit is 5 miles per hour.
- The person entering the condo garage has the right of way. They cannot back up into the road to allow someone to leave the garage. It is too dangerous.
- When entering the garage, if you see the garage door is open, please wait till the door closes, then press your opener and enter the garage. If you try to enter the garage with out pressing your opener the door could close and damage your vehicle.
- The garage door clearance is 6'6".
- **PERSONAL PROPERTY**  
As we walk through the Condo buildings we will see some very nice door mats, welcome signs on doors, plants, statues and lots of shoes. In the garages you will find windshield wiper fluid, personal shopping carts and other personal items. Per the Coromandel Condominium Declarations & By-Laws personal property is not permitted in any of the common areas. **Please remove your items from all common areas.**
- If you have a trash chute room on your floor please make sure to place all of your trash in a secured plastic bag before you throw it down the chute. Some residents throw unwrapped food down the chute which will attract mice and an assortment of bugs. All recycling should be disposed of in the cans provided in the garage level.
- The garage parking is **ONLY** for residents of the buildings, Your friends or contractors cannot use another owners space without permission. Each parking space in the garage is owned and is exclusive use to that owner. No one can park in a garage space unless you have permission from the owner. Only residents can rent spaces in the garage. The Board, at their discretion, will tow unauthorized cars found in the garage without notice.



## Join The Club

Looking for a great way to meet your neighbors? There is plenty of activity to be found right here in Coromandel! If you are interested in more information about the activities listed below, contact the appropriate person:

### Canasta:

Ellie Potesman 914-9980

### Mah Jong:

Reva Brandin 267-0447



Please do not feed the birds, swans, squirrels or rabbits.

The swans can get very sick if you feed them. They can only eat the food provided for them by Knox Swan & Dog. If you feed them once by your patio they will continue to return and will hit your patio glass door with their beaks and leave nice little deposits all over your patio.

If you feed squirrels they may become very aggressive and tear your screens.

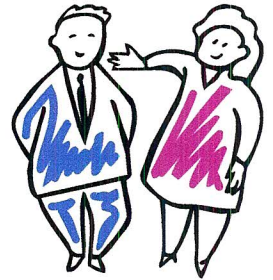


### Welcome Committee:

Bonnie Mrowka 236-0073

### BRIDGE:

Nory Kominsky 374-0763



Placing food outside will also attract mice.

There are coyotes in the neighborhood so please keep your pets on a leash and never let your pets out on their own. This is against the Coromandel Rules & Regulations, but more importantly it could cost your pet its life.



## TOWNHOME TALK:

Any Townhome owner with a basement has sump pumps. These pump (s) and the pit (s) should be cleaned out annually by a professional plumber.



Garbage and recycling blowing around is really causing a problem throughout the property. Please prepare your recyclables so that they are secured from the wind. Overflowing bins and bags cause most of the wind blown litter problems. **All garbage cans must be kept in the garage at all times.**

Also, please remember the rules state

that all rubbish must be kept in sealed containers. Containers should not be placed at the curb any earlier than sunset on the day prior to pickup.

When you go away on vacation please remember to turn your main water supply valve off. In winter pipes can freeze and even in summer a water supply pipe or hose to your wash machine can break, and this will cause a great deal of water damage to your home.



As you walk around you will find dog droppings throughout Coromandel. Some are even left on the sidewalks. This is very unsightly and unpleasant for your neighbors and embarrassment for residents guests. The Coromandel Rules & Regulations require all owners to immediately pick up after their pets.

Another unacceptable item we find in and under the snow are hundreds of cigarette butts all over the grounds and by the front entrances of the condo buildings. Please dispose of your used smoking material properly.



Please take pride in the appearance of your community and help us keep Coromandel the 5 star community of the North Shore that it is known to be.



If you are selling your home you can find the Declarations, By-Laws, 2014 Budgets, Minutes and the Rules and Regulations on our web site. [www.coromandelweb.com](http://www.coromandelweb.com)

For closing, you will need a paid assessment letter. The form to request the letter is also on the web site. Before the paid assessment letter can be released all Clubhouse keys (FOB's) must be turned into the Management Office.

Please advise your real estate professional that For Sale or Open House signs are not allowed on the property at any time.

### BRIDGE ANYONE????

We are looking for bridge players to revive our Thursday PM bridge game at the Clubhouse. You do not need a partner. If interested please contact Nory @847-572-0256 or [nory.kominsky@frosch.com](mailto:nory.kominsky@frosch.com)



### SINGLES GET TOGETHER

There are many singles in the Coromandel Community that get together and meet in the Clubhouse for appetizers, wine, etc. or meet up at the pool, etc. Just a nice way to get to know your neighbors and meet a nice group of people.

For more information, please email Jolene ([jolenefain@gmail.com](mailto:jolenefain@gmail.com)) and she will be happy to tell you more about it and put you on the email list.



### LANDSCAPE UPDATE

After a long tough winter, one like we haven't had in a while, I for one am ready for spring.

In the next couple of weeks you will see Mariani crews processing snow plow damage, starting spring clean ups and patrolling for debris.

From there we will move into weekly maintenance, bed edging and cultivating.

We look to start the season strong and carry the momentum throughout the summer.

I know clients don't hear this enough, we would like to thank the community for the continued trust, partnership and business.

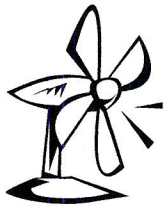
Here's to Spring!!!

Sincerely,

Chris Russo

Mariani Landscaping

Owners are allowed to plant flowers in the beds around their units. If you wish to plant a bush, tree or evergreen please contact the Management Office for instructions to have the Landscape Committee approve the planting. You will then be responsible for those plantings and if they do not survive they will not be replaced by Coromandel. Bushes that are currently in the beds can not be removed by the residents without permission. If the existing planting appears to be dead please advise the Landscape Committee



The Clubhouse will be having a new heating and air conditioning systems installed in 2014. The Board is looking at a more efficient and quitter system.

The current system is failing. The compressors for the air conditioning have failed and the gas burners and heat exchangers are rusted and cracked.



Join a monthly meeting of movie fans around a chosen theme and watch a lot of great clips, or sometimes an entire film. A chance to sit back and have a fun afternoon at the movies. Popcorn will be provided! Lead by Steven and Susan Frenzel. Our contact number is 224-515-8133

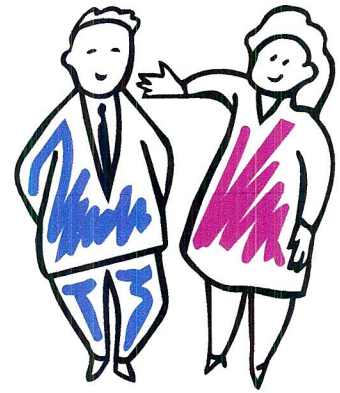
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### CAUTION!!

Please remember that the speed limit in Coromandel is 25 miles per hour.

When you are driving by the condo garage ramps and see the yellow light flashing please slow down.



### Umbrella Corner

- The indoor pool temperature is 84 degrees and the spa is 104 degrees.
- New chaise lounge chairs and sling back chairs have been purchased for the outdoor pool..
- Paver bricks are on site and as soon as the weather breaks repairs will begin.
- The swans will be returning in spring. This year the swans will be in a different pond. We will be switching back and forth between the ponds each year.



A ping pong table has been set up in the party room. There are paddles and ping pong balls on the side of the table for your use. We ask that you use the ping pong table for one hour at a time. If no one is waiting you can use it for a longer time. You will not be able to use the ping pong table during Board Meetings, Workshops, private parties or when Canasta, Mah Jongg or Bridge are scheduled on the monthly calendar.

Have fun!!!!!!!!!!!!!!!