

# The Estate

Spring Newsletter  
2022

## Board of Directors

### President

Rick Brienzi

### Vice President

Beth Wilkens

### Treasurer

Dr. Charles Francis

### Member

Jane Chapman

### Member

Fraida Levinson

### Member

John Luke

### Member

Jerry Stahl

### Property Manager

Jill Evans

### Assistant Property Manager

Donna Ryder



## Garage doors

Estate rules require that garage doors be kept closed except for entry/exit.

## SLOW DOWN!

Vehicles moving quickly through the Estate pose a danger to walkers and other vehicles.

## Welcome your New Property Manager and Assistant Property Manager!

My name is Jill Evans and I am your new Property Manager. I am new to Crofton Perdue Associates, Inc. I have been in Property Management for over 8 years and I am excited to work with The Estate. If you need any assistance, my phone number is 248-3840 and my email is [Jill@croftoninc.com](mailto:Jill@croftoninc.com).

My name is Donna Ryder and I am pleased to have been hired by Crofton Perdue Associates, Inc. as your new Assistant Property Manager. I have worked in the property management field for over 4 years and I am happy to be working with your community. I can be reached at 248-3840 or by email at [donna@croftoninc.com](mailto:donna@croftoninc.com).

Owners with concerns or questions should not discuss them directly with our landscape contractors, but instead should send them to Crofton Perdue so that responses can be coordinated and monitored appropriately. All of our contractors have been advised to refer all inquiries, requests and questions to Crofton Perdue and the Landscape Co-Chairs.

## Variance Requests

Any landscaping change including ground cover, shrubs and trees (and including replacement in kind) requires prior approval by the Board. Courtyards and porches are exempt. The Board's guiding principle is to maintain overall property values.

Requests are generally acted upon within a few days.

## Spring owner meeting highlights:

- Preliminary road study has been completed by Costich Engineering and a report will be made to owners at the Fall meeting after review by the Road Committee.
- Josh Landscaping, our new general landscape contractor, has started work. Patience is needed as they learn this complex property, but they have been very responsive to our comments.
- Owners may place sticks, leaves, and garden debris at curbside in front of homes (not on berms) on Monday evening, to be picked up by Josh Landscaping on Tuesday. Leave sticks and small branches loose. Leaves, pines cones, and small twigs can be stacked or placed in compostable paper (not plastic) bags or open bins to prevent blowing. Large limbs that need to be cut up will not be picked up—please notify Crofton Perdue to arrange for removal. Do not include dirt, mulch, or dirt root-balls in material for Josh to remove; it often is too heavy and requires a special loader. Instead, bag those items in plastic trash bags of reasonable weight for pickup with regular trash collection on Thursday. If a pickup is missed, notify Crofton Perdue so the contractor can come back.
- As reported at the Fall owner meeting, a decision was made in coordination with experts not to re-mulch the entire Estate in 2022. Instead, existing mulch will be raked and turned, and additional mulch added only to bare spots. Mulching will recommence in 2023. This decision freed up substantial budget money for other landscape uses but has had unintended consequences. Some owners have mulched at their own expense, creating a patchwork look around the Estate. The Board decided to live with the lack of uniformity in 2022 in order to continue other landscape priorities in 2022.

## Welcome to our new Homeowners:

James and Ann Gould  
66 Woodbury Place

Robert and Nancy Swain  
65 Woodbury Place

Claude Wright  
29 Woodbury Place

## Lawn Fertilizer Dates

June 3rd / Rain Dates June 6th or June 8th

Late Spring Fertilizer, Pre-Emergent,  
Weed Control

July 8th / Rain Dates July 11th or July 13th

Early Summer Fertilizer, Grub Control,  
Weed Control

Sept. 9th / Rain Dates Sept. 12th or Sept. 14th

Early Fall Fertilizer & Weed Control



**CROFTON PERDUE  
ASSOCIATES, INC.**

**Crofton Perdue will be closed:**  
**Monday, July 4th**  
**Monday, September 5th**  
**November 24 & 25th**  
**December 25th**  
**The answering service is available**  
**for emergencies at 248-3840.**