

We are half way through the Summer of '26 and wonder if the worst of the heat is behind us. You may know that the "Dog Days of Summer" run from July 3 to August 11; so maybe not.

The Board of Directors – In May we welcomed a new board member, Ellen Gottesman. Ellen has been a resident for five (5) years. This brings the board to the full complement of five (5) members.

PECO Work – this is underway with some disruption to our common areas. We can only hope that the service improves and outages decrease and the supposed benefits are worth all this disruption.

GRASS! – Repair of grass continues to be an issue. ALL of the YARDS are in fact "Common Areas." The grass needs to be maintained. Village Shires has a contract with Lopez to do the common area maintenance. The grass repair and growth have been difficult to maintain. In some area where we repaired front lawns the grass was not adequately watered. In other areas it is just difficult to grow grass in the shade and near trees that suck away moisture. PECO has disrupted large parts of the common areas. They are charged to replant and repair the areas they disrupt. To help the situation we will have Lopez water the newly grassed areas in the common areas. Asking residents and relying on neighbors has not worked in the past when we have made repairs to the grass. Therefore, Lopez will begin to water the newly planted areas at least twice weekly; through "the dog days" at least.

"PARKING WARS!" – This seems somewhat better. Incidents of residents threatening visitors or other residents over parking space seem to have abated somewhat. BE PATIENT! There is only so much space. Pay attention to where you put your vehicle(s).

Dead Plants and Trees – there are several dead or dying plants and trees in the area. The Community Manager and a Board Member are going through the development identifying the plants and trees that MUST BE REMOVED. Canterbury Croft will remove these.

Pet Care – again a reminder – keep pets out of the flower beds. The waste destroys the growing plants. Please clean up after your pets. Be kind to your neighbors.

Alterations / Additions/ ACC – "No Unit Owner may make any repairs, additions, alterations, modifications or improvements to any Dwelling Unit or to any portion of the Condominium Property without prior written approval of the Executive Board." Before you build or try to modify – ASK!

The Community Website – the financial reports, the rules, critical announcements and helpful information are all on the website. Please check it periodically.

The Roof Replacement / Repair Program – for the past several years we have been investing in replacing roofs, primarily on an "ageing basis." After completing the roof replacement program for this fiscal year there will be three and a half roofs to complete the total program. We plan to complete those over the next two years. Please note that if you have a unit with skylights, those skylights are your responsibility to replace. You can arrange the replacement with the roofing contractor replacing the roof. A separate payment can be given to the contractor when the job is completed.

Our Community - Finally, remember that we all have an investment in this Condominium Association. We have an obligation to maintain the units and to assist in maintaining the exteriors. In the past quarter the Community has expended additional funds to make repairs to their common areas and improve appearance. Those efforts will continue as we address the grass and the trees that need attention. And remember to watch out for one another. We all live in and own this community. Happy Summer!

Best Wishes from the Board of Canterbury Croft Condominium Association

Joseph R. Barkley
President and Secretary
Canterbury Croft Condominium Association