

Clearview Heights

SUMMER NEWS & NOTES 2026

Say a big

Hello!

to welcome our newest neighbors!

Liudmyla - Unit 2
Rachel - Unit 30
Phaedra - Unit 46
Cas - Unit 70
Bernadine - Unit 77



Save the Date!

The 2026 Annual Meeting will be held Tuesday, July 28th
at 6:00 in the meeting room.

Hope to see you all there!

We still have one more board position to fill.

Please think about joining the Board.

Your time and talent will benefit everyone in the association.



Included with this newsletter is the Annual Profile. The Annual Profile is a legal document required by the state of Massachusetts for all condominiums. It must be updated every year! Yes, even though your personal information may stay the same year after year...we must still complete a new profile every year! Please complete the enclosed profile and place it in the Condo mailbox or bring it to a condo meeting. The profiles must be returned no later than August 10th. Failure to submit the completed profile will result in a fine. Please know that all information is kept private and only used if and when it is necessary. Your anticipated cooperation is greatly appreciated!

The Year So Far...

As we have mentioned many times this year, we are in need of board members. We still have one more board position to fill and we'd like to have at least one non-voting assistant. Please think about joining the Board. It's your money and your investment.

If you have any interest in being on the board, please notify the Association, in writing, no later than **Monday, JULY 6**. You can send an email to info@cvhchicopee.com or place a written note in the condo mailbox located in the mail structure. This written formality will ensure your name appears on the ballot in the event there are more than 2 candidates. Your time and talent will benefit everyone in the association and insure everything is addressed in a timely manner.

What big changes will you see around the property in the second half of the year? Our big focus is hopefully replacing 4-5 sets of stairs around the property. That will be around \$40,000 - \$45,000. They are not cheap! In addition, we hope to correct some drainage issues that have been a problem for a while, as well as, address some maintenance issues throughout the property. And of course, there will be work done to the mulch beds to improve the curb appeal around the property. The majority of diseased and dying shrubbery has been removed. New shrubbery/plants will be replaced in phases that will flow into next year.

A Tribute to Norman

Last August, we lost a friend, neighbor and long-time Board member Norman Muller. As a tribute to his 28 year dedication to our community, we have ordered a commemorative bench which we hope to place by the mailbox area. The place where so many of us had many, many conversations with Norman over the years.

The bench will need to be mounted on a concrete slab with a dedication plaque attached to the back of the bench. These are added expenses. We are hoping not to use any condo funds. Therefore, we are accepting donations to complete this project. If you wish to contribute to this memorial for Norman, please place a check in the condo mailbox indicating on the check that it is for Norman's Memorial. Thank you!



ps...roses were Norman's favorite flower. The back of the bench is a rose pattern.

Two-Ingredient Ice Cream

2 cups heavy cream (chilled)
1 can (14 oz) sweetened condensed milk (chilled)
½ teaspoon vanilla extract (optional)
That's it. That's the base.



Whip the cream until it's fluffy and makes stiff peaks.

Gently fold in the condensed milk and whatever add-ins or flavorings you want. Pour it into a container and freeze.

Six hours is usually enough, but overnight gives you that scoop-shop firmness.



Tips for Best Results

Chill your tools and ingredients
Cover the surface with plastic wrap to prevent ice crystals
Don't overload with mix-ins
Shallow containers freeze better
Taste and adjust before freezing

ENJOY!

It's been a journey but there is light at the end of the tunnel! Crossroads Fiber is in the final stages of installation. You can register using the QR code or by calling 413-377-6250. Once the property is fibered up, Crossroads will schedule a consultation with you and a Crossroads representative. After your personal consultation, your installation will be scheduled!



Some Helpful Summertime Hacks

Sneakers or other canvas shoes can get pretty smelly, especially if you wear them without socks in warmer weather. Knock down the odor and soak up moisture by occasionally sprinkling a little salt in your canvas shoes and shake the salt out in the morning. Or, place tea bags in the shoes overnight.



Freeze grapes or berries to chill your drinks without watering them down. Bonus: you can eat them after.

Want a decorative way to persuade mosquitoes to stay away from the picnic table? Cut a lemon (or lime) in half and press whole cloves into the cut surface of each half. Scatter the studded citrus around the table. Mosquitoes hate the spicy fragrance, but you and your guests won't. This also makes for a pretty addition to the table.



This is not only a summer hack but one to use year-round. Before you put a container of ice cream into the freezer, put the container, with the lid securely in place, into a zip-close freezer bag and zip it shut. For some unknown reason, even if the container is only partially full, the ice cream will not form crystals. No freezer burn ever again!

**It's called a
trash CAN**

**Not a trash
CANNOT!**

To everyone who is concerned that the raccoons might get hurt if they are in the dumpster when we have our scheduled pickup...don't be! Republic Services has informed us that the trucks are equipped with AI and motion detectors. If there is any motion within the garbage, the truck will not be able to crush the load. No animal will be hurt! With that said, PLEASE close the dumpster doors once you have deposited your trash! We don't need to encourage those wily critters!

Clearview Heights Condominium Contact Information

Shelbee Ledoux
President/Clerk

Rosemary Thompson
Vice President

Carolyn Sowa
Treasurer

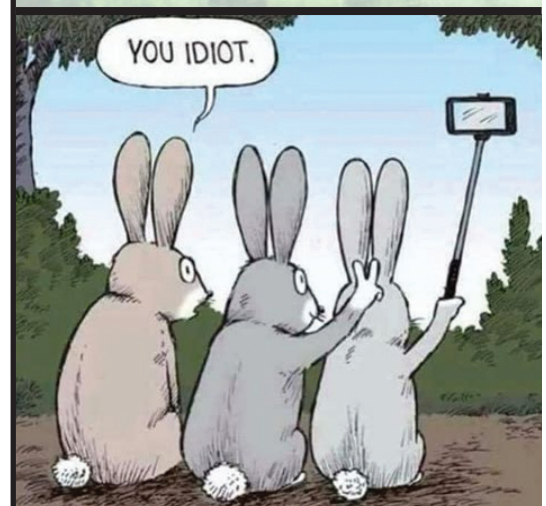
Brian Gauthier
Member at Large

Jennifer Vincelette
Member at Large

Answering Service
413-493-8540
info@cvhchicopee.com

*The answering service is
available 24/7 for you to
report any emergencies or
problems.*

*Emails will be confirmed
Monday through Friday
between 9:00 am and 5:00 pm.*

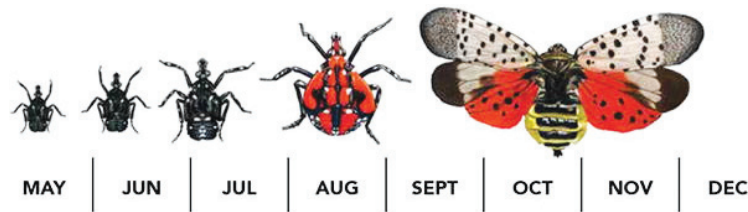


Remember the Spotted Lanternfly?

Spotted lanternfly (*Lycorma delicatula*) is an invasive plant hopper that feeds on a wide range of plants and hardwood trees. It is extremely invasive, multiplies very quickly and can wipe out landscaping!



It is recommended that the spotted lanternfly should be killed immediately. The easiest ways to kill them...**SQUISH IT!** Or put it in a zip lock bag and it will suffocate!



PLEASE NOTE: The Spotted Lanternfly does not bite! It is not harmful to humans or pets. (But don't let your pet eat one just in case.) They are only harmful to plants, shrubs and trees.

Chemical Alert!

Below is an approximate time line for the chemical applications for the remainder of 2026.

July will be the Summer Treatment consisting of granular fertilizer.

August/September will be early fall fertilizer.

October will be fall fertilizer, lime treatment, winter feeding and possible liquid pesticide.

When the application is liquid, and your pooches paws look like a highlighter after they have been outside, it might be wise to wash their paws for a day or two or five when they come inside.

So if you see the Greenstuff truck, notice the yellow caution signs around the property (or your pups legs turn green), you will know what type of chemical application has been applied and can tend to your pets paws accordingly.

Clearview Heights

BLOCK

Party



Sunday, August 23rd
noon to 4:00pm
rain date Sunday August 30th



It's a community thing.
We ask that you bring,
a dish to share
and a comfy chair.



More details to come
as the day draws near.
Come join us to eat.



A new friend you just might meet!

Clearview... We have a problem!

The problem? SPEED! Some people drive around the property like they are on a main street or highway. It's not only people that live here. It's also delivery drivers, repair companies and guests of residents. The posted speed limit is 10mph. Yes, that is a bit too slow. However, there is no need to drive at 30mph! We've been lucky so far. It is just a matter of time before someone gets into a car accident or worse, hits someone or someone's pet while they are walking. There is no need to drive so fast on this property. PLEASE...before something horrible happens, drive slower on the property and stay on your side of the street when entering and exiting on Worthington Street.

