

# The Empress Condominium

## Empressions

Quarterly Newsletter

January 2022

*Hello Empress Family,*

*The Holiday Season is upon us! Where has the time gone?*

*December 31<sup>st</sup> will not only be the last day of 2021, but our own Steve Krumbholz will retire from the Empress. Steve has been with us since 9/9/2013 and is a great asset to the community and he will be missed by all! Our very best wishes to him for a Happy Retirement!*

*As usual, much work is going on to keep your homestead maintained and beautiful. The following list summarizes those efforts.*

*The new Lobby furniture has been delivered and is being enjoyed by all. Pictures are included in the Empressions.*

*The Lobby door has been completely repainted by Jeff et al and looks brand new! Pictures are also included further along in this Empressions.*

*We are midway through the garage door panel replacement project with only a handful left to go!*

*Our stamped concrete driveway project, which will eventually include the gate entrance stamped concrete, is at a standstill as the paint that is needed to complete the project is totally unavailable from the supplier. We are pursuing other possibilities but at this time, supply is the problem we can't get by!*

*On October 6<sup>th</sup>, some residents awoke to a "great flood" discovered in the exercise room and parts of the social room. The rapid actions of Bill Borland, our fantastic maintenance team and Deb Taylor, ensured that all necessary tasks were handled to achieve a successful remediation including engaging our insurance company. In fact, all damages related to our mini-disaster have been repaired and as I write this, the finishing touches are being made in the exercise room as new carpeting is being installed.*

*The pickle ball court upgrades are underway. Thanks go to Mark Banta and the pickle ball enthusiasts for doing the leg work to make this a reality.*

*Finally, much progress has been made by the BOD and Ted Blanchard, one of our residents, regarding continued concrete maintenance plans for the Empress building.*

*In July, the BOD engaged the services of CSM, an engineering firm to do an evaluation of the building from a structural perspective. The report produced indicated that we have been doing a good job of keeping up with our concrete issues and suggested areas that needed to be addressed to continue to maintain the building from a preventative perspective. No structural issues were identified at this time.*

*To that end the BOD has initiated two (2) separate concrete projects. The first is underway and involves the Electrical Vault Room. All of you are receiving on going notifications about this effort as it is getting underway. The second effort is larger in nature and the BOD is in the final stages of a formal bidding process. More information will be coming as contracts are signed and plans are finalized.*

*CSM also recommended that we perform similar evaluations and maintenance plans every five (5) years. To that end the BOD is institutionalizing this recommendation in our financial planning within our reserve budget.*

*Wishing all a very Happy Holiday season and New Year. Stay healthy and safe.*

*Howard*



## **Empress Board of Directors**

**Bill Borland  
President**

**Jaimie Kiefer  
Vice President**

**Carl Valdiserri  
Secretary**

**Mike Vinyon  
Treasurer**

**Steed Johnson  
Director**





**Jeff and his 'assistant' giving the front door a new look**

## **SOCIAL COMMITTEE**

*In late November, we celebrated Hanukkah and lit the menorah each evening.*

*Our stockings aren't hung by the chimney but the Christmas tree is up in the Lobby and the Social Room is decorated for the upcoming holidays, thanks to our helper elves.*

*We've had the palm trees wrapped with lights, put up the outdoor wreaths, and strung garland on the 2<sup>nd</sup> floor catwalk. The Empress looks very festive!*

*Everyone is looking forward to the New Year 2022 – and seeing and renewing friendships with the returning owners and renters.*

**Empress Social Committee**

**Welcome  
New Empress Owners**



**Sean Mullins & Dina Minjares  
Unit #307**

**Kevin & Diane Levreault  
Unit #1004**

**COMING SOON**

**Empress Annual Meeting  
Monday, February 7, 2022  
at 7 p.m.**

 **Mark your calendars!** 

Please remember that the Empress Board of Directors has highly recommended that you wear a mask in all Common Areas.

Thank you for your cooperation.



**2021-2022**

**Empress Telephone Directories  
are now available!**

**Please see Debbie in the Office**



***Empress Christmas Tree 2021***



***New Lobby Furniture***

***Be Kind to your Neighbor***

*Sliders and pocket doors being opened and closed make noise in the unit below you. If you can hear your sliders, it might be time to lubricate or replace rollers or the track.*



***The Empress Staff wishes  
you and your family a  
Happy and Blessed Holiday Season!***

# ***HALLOWEEN 2021***

