

# Candlewood Terrace Taxpayers Association Newsletter

Volume: 2022

[www.candlewoodterrace.hoaspace.com](http://www.candlewoodterrace.hoaspace.com)

Issue:

Summer

## SUMMERTIME COMMUNITY UPDATES

The board reminds the community that all members have the authority to speak up regarding beach or dock violations. Final invoices for 2022 are going out with late fees added. Please remit to avoid your property having a lien placed. Reminder that all members need to do their part...remove garbage, place chairs back at the wall and fill in holes in the sand. In light of the parking limitations we ask for no guest parking and to carpool. Parking on Mist Hill is at your own risk. If you choose to park on Mist Hill you must be parked in the direction of traffic going uphill with at least 2 tires off the road.

### Beach Box:

- Second porta potty, sand and security all have arrived! New sign coming!
- All CTTA property owners are obligated to pay the \$150 Annual Association fee..Seniors over 70 pay \$75 by May 1st.
- Fall Clean up October 23rd at 9 AM
- Fall Community Meeting Sunday September 18th at 3pm on the beach
- 2 Open board positions
- Final ID photo date for 2022 on 9/18

### ID needs for 2022

- ALL boats docked at CTTA must be registered and insured to the deeded homeowner and no longer than 24'
- ALL kayaks, canoes and paddle boards MUST be paid for and proper **Green** 2022 sticker affixed. There are to be NO canoes, kayaks or paddle boards left on the ground.. NO EXCEPTIONS.
- ALL CTTA members must have their ID on their person with the proper 2022 **Green** sticker affixed while on CTTA property or you will be asked to leave

## BOATERS NEWS

Dockmaster, Gene Tovino (203) 470 - 1642

- **DOCK SLIP FEES:** Your Association and dock slip fees (\$650.00/yr or new boaters \$1300.00) must be **PAID IN FULL** before you put your boat into your assigned slip. Payment is due by **May 1st** to avoid losing your slip.
- **BOAT OWNER:** In order to rent a dock slip from CTTA the boat must be registered and insured by the CTTA deeded homeowner who must be in good standing.
- **INSURANCE:** In order to rent a boatslip or use the boat ramp, proof of insurance and registration is required. You must have a minimum of \$300,000 liability insurance on ANY boat docked in our slips or using the ramp with CTTA listed as an additional insured on your policy. This is so we are informed of any insurance cancellation. These documents must be provided annually before you put your boat in our slips per CTTA rules and our insurance.
- **WAIT LIST:** We currently have 18 community members on the boat slip waitlist. Please contact Gene ASAP if you are not planning on using the slip this year

## ID and PARKING INFO

If you have a CTTA ID you DO NOT need a new picture! We have a lot of new members and wearing your ID is necessary whether you have lived here for 30 years or 3 months. If you have a child turning 15 this year and they will be at the beach without the homeowner they will need an ID of their own.

Parking placards are coming and will be distributed 1 per household. The placard must be placed on the rearview mirror in order to be in the CTTA parking lot. Cars in the lot without a placard will be asked to leave and are subject to be towed at the owner's expense.

## **Board of Directors**

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Bill Beaumont 860 790 1203

## **Street Representatives:**

Mist Hill, Juniper Dr. & Candlewood Lake Rd.

Paul Murphy 203 948 6217

Carmen Hill Rd. 1&2

Alice Laino 914 469 2360

Polaris Dr.

Walter Rygielski 860 354 5882

Overlook Dr. & Forest Dr.

Open

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## **Parties and Large Groups**

Janice Lent, Party Coordinator, 860-294-1415

- All groups above 10 people (including children) per property **must** pre register their group with our Group/Party Coordinator Janice Lent at 860-294-1415 and a CTTA Party Contract must be signed and included with your \$100 deposit. A Special Event Insurance policy is also required with CTTA named as the co-insured. No exceptions
- Please understand that our beach cannot accommodate any groups larger than 25 people
- Groups **may not** be scheduled during the Memorial Day Weekend, July 4th or Labor Day Weekend
- Please remember that a CTTA member in good standing with a valid ID badge must be present AT ALL TIMES during the party
- You can check the Events tab on the CTTA Facebook page to see if a date you are interested in is available

## **CTTA Meeting Information**

The CTTA board meets the second Tuesday of each month. The meetings are held at JPCC at 6:30 February through April, November and December and at the beach May through October. The board takes time off December and January. The State of the Community meetings are held in the Spring and Fall typically the 3rd Sunday of May and September at 3 pm rain or shine.