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Bliss Farm Condominium Association

April 30, 2008

Spring 2008 Newsletter:

Winter finally seems to be releasing its hold on us, and we are beginning to see better Spring and Summer weather. With the warmer weather months approaching, we want to bring our members up-to-date on things that will be taking place in the Bliss Farm development. Also, it is time for our annual reminders regarding certain outside activities.

With the large amount of snowfall this past winter, our plowing contractor had to put down considerably more sand than usual. All this sand now needs to be removed. So we will be hiring a street sweeper to remove sand from the streets. Also, many tree limbs and branches have broken off over this past rough winter. As we did last year, we will hire someone to come in to chip and remove these items. However, each resident will be responsible for cleaning the limited common and common property around their dwelling; and piling the brush to be removed next to the street. This service will only be available to those who's condo fee are current. We will be replacing missing and broken street and traffic signs.

We will be cleaning up the planting at both ends of Wright Road and redoing the sign at the Adams Pond End. You can help us clean up the place as well. Several of the Board Members have walked Wright Road and picked up the garbage. As you go out and walk around the neighborhood we ask you take a garbage bag with you and help us pick up the paper, cans and bottles that some inconsiderate individual throw out as they drive through our community.

More specific information on the dates and times for brush pick up and street sweeping will be provided as soon as we can so that vehicles can be off the streets. We will post this information on our website www.blissfarm.org.

Also, the asphalt speed bumps will be repaired, and additional hard rubber ones will be added which can be taken up in the winter. Additional speed bumps will be strategically placed throughout the development in order to slow traffic on Wright Road and to stop drivers from ignoring the STOP signs in the development.

Now for our annual Spring list of "reminders":

All improvements and enhancements to any of the properties in the Bliss Farm development must first be approved by the Board of Directors. This includes, but it not limited to, construction or enlarging of any deck or porch, any additions to any of the dwellings in the development, changes to the color of a dwelling, construction of any garages, sheds, etc.

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installation of any fences, construction or enlarging of any driveways, removal of any trees, etc. If you have any of these activities in mind, you need to submit your plans in writing for approval **PRIOR TO STARTING YOUR PROJECT**. If your project required a building permit from the town, they will not give you one unless you can show your project has been reviewed and approved by the Board of Directors.

With respect to swimming pools, erecting or installing any swimming pool which is not taken down when not used also requires approval by the Board of Directors. ALL pools, including the "Soft Tub" pools, must be completely enclosed by a fence no shorter than 6 feet in height, and the access gate must be equipped with self-closing hinges and a self-latching mechanism which cannot be opened by a small child. The only exception to this is for above-ground pools at least 48" in height which are equipped with fold-up ladders.

Now that people are starting to open up their windows and doors to let in fresh air, we need to again address the issue of barking dogs. Every Spring and Summer, we have several justified complaints about excessive barking, where the dog's owner does little or nothing to rectify the problem. Dogs, when left outside, should be kept on the side of, or in back of the dwelling; and not in front of the dwelling. Dogs must be restrained and leashed at all times when they are outside and they must be brought in **AS SOON AS THEY START BARKING** -- not 20 minutes later, not 5 minutes later. There currently are a couple of dogs on Wright Road who are left outside way too long once they start barking. So for those who own dogs, please be considerate of the other residents in our development and bring your dog in as soon as the barking starts. Excessive barking will not be tolerated; problem dogs will be removed and brought to the local animal control officer.

Remember to keep your speed down; the speed limit in the development is 15 mph as there are several small children who will now be playing outside. And for those of us with "louder" than usual cars or motorcycles, wait until you hit Adams Pond Road or Olson Road before "putting the pedal to the metal"

Finally, please do not park your vehicles for any length of time on grass area like the side of Wright Road or the center circle on Judith Lane. As you know it is the prerogative of the Board to have vehicle towed at the owners expense if we find them on pumping stations or septic fields.

Bliss Farm Board of Directors

Protecting Our Investment