

MIRAMONT MESSENGER

JULY 2024

PRESIDENT'S MESSAGE

We have had a new reserve study done because our financial situation has changed due to several large expenses for long-term work and because of inflation. The new study shows that our condos reserve fund is still in good shape for our needs as long as we make the recommended annual contributions as we have been doing.

Tip of the Month: If a plastic bag is in the commingled recycling bin, the whole contents cannot be recycled because plastic bags gum up the recycling machines.

THIS AND THAT

We are always happy when no large issues are looming before the Board. Such was the July Board meeting. This issue of the Messenger will be devoted to those little things that crop up.

Pool passes: Several residents had difficulty with the computer procedure for obtaining passes to our community pool. Barely two weeks time before the pool opening was not enough time to deal with the intricacies. Your editor did not have a grandchild nearby to help her. Kindly, Paloma in 6050 and Marianne in 6060 have volunteered to help us. Check their contact info on the board at the elevators. As the pool is under the management of Southern Management, we do not have a say in pool hours or pool servicing.

We've had some comments about the lobby tables being used for free give-aways such as books, CDs, food, and other small items. Does this bother you? Is this an issue? Please let a Board member know how you feel about this. Of course, if package delivery folks heeded our sign not to leave packages in the lobby then we would not need the table for all those packages left there. Additionally, other items have been left for the taking on the outside of the air conditioning units. How do you feel about that? Coffee makers, shoes, toys, etc.

Recycling: Although our large blue plastic bins are clearly labeled for the appropriate contents, the contents often are not appropriate to the bin; i.e., paper and boxes in the Co-mingled bin; cans in the paper bin; and most important the thin plastic bags of empty bottles and cans. Those thin plastics mess up the sorting machinery at the Transfer Station. It is so easy to just dump the contents into the bin and recycle the bag. (See above Tip of the Month) The Transfer Station will accept your unwanted electronics, such as cell phones, computers, electronic games, empty ink and toner

cartridges, televisions. DO NOT leave these items outside the recycling room, even at night when no one is looking!! Some retailers accept certain electronics. Lastly, PLEASE make the bins in the recycling room your first stop and NOT the outside bins. It is so unsightly to see stuff pouring out of the bins and inside the bins are empty.

Looking at these previous sentences, getting rid of unwanted items seems to be on many residents' minds. Should we have a yard sale? A seasonal pick-up? What are your thoughts? Please contact a Board member. Their contact info is listed on the board at the elevators. The annual basement pick up seems to be working.

Mice: This is an ongoing problem for several residents. Our outdoor workers, Luis and Marta, do an excellent job of cleaning the recycle room, but trash not properly sent down the chutes spill onto the floor, attracting mice. We advise everyone to close up open areas around all pipes using aluminum foil or steel wool, including the heat pump room. A frequency plug for unit outlets delivers an electric charge to deter mice. Alternatively, should we consider closing trash chutes and removing bins and installing dumpsters in the parking lot as Miramont Apartments does? Our pest service, Brody, does not deal with larger critters, but some residents have paid other services to move their large kitchen appliances to clean behind them.

How to find us:

- * Miramont Google group: <https://groups.google.com/miramont-villas-condominium-list-serve>
- * <https://miramontcondos.org/> This is maintained by our management company, Abaris, and contains copies of many condo documents
- * List serve: Miramont section of Nextdoor: <https://nextdoor.com/>

Unfortunately the past few weeks have seen vandalism in our parking lot, namely the theft of an automobile and the theft of tires on a vehicle. As of this writing, no one has been identified for these crimes. Authorities were notified. If you have any information about these, please contact Abaris Management at 301.468.8919.

On a happier note, please enjoy the picnic area, pool, tennis court, and walking paths around the community. And be sure to keep hydrated during these hot, hot days.

Alice Harris