



**Whitehall Farm Condominium Association**  
**P.O. Box 4188 \* Middletown, RI 02842**  
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*Newsletter – Fall 2006*

### What's Inside...?

- We've Got A New Address and A New Look (*on the World Wide Web that is!!*)
- Whitehall Farm Insurance provider changed to Peerless Insurance...
- Is your name and address label correct? *because...* (see page 4)

## Rhythmic Cycles at Whitehall Farm

Having written thirteen articles previously for the Whitehall Farm Newsletter, what else can I say that has not been said before? Sitting down to write again with Halloween just a few days away, that thirteen seems like an omen. Not being one to go back and see what I have written before, without doubt, I have repeated myself more than once. But if you have kept track, please don't tell me.

Seeing the warm summer days shorten and get chilly, waving temporary goodbyes to our members who head south for the winter months puts me in mind of the many rhythms in this community of ours. Of course we are used to seeing the lawn mowers disappear in a few weeks and take painful notice when Will Gill's trucks add the (ugh!) snow plows once again. Our annuals get yanked with the first frost, perennials get thinned, and this year, swapped between the gardeners among us.

Over the years, many Whitehall units have turned over in the market, much to the joy of area realtors, a phenomenon which has made this a vibrant and dynamic condominium community. That is not to ignore the fact that a small number of homes remain occupied by the original Whitehall owners. Welcoming newcomers from many parts of the country and beyond has been a pleasure, while learning that valued members of the Whitehall family have died or faced the need to leave our community in order to live in more supportive environments is felt as a loss, especially their near neighbors who knew them well.

Patrick and I are fortunate this year to have two young families very nearby, each with two small children. So for the first time, some of the Halloween treats we have regularly bought each year hoping for visits of little goblins, will be dispensed to tiny spooks instead of adding unwelcome pounds to us. Having been alerted, others in our common are stocking up as well. We have enjoyed watching two half pints triumphantly master the art of flying kites for the first time as their exhausted parents smile with pride from the sidelines.

As patio umbrellas disappear, deck chairs get stacked and put away, last minute piles of cord wood are dumped on driveways and flocks of noisy Canada geese fly overhead in

all directions trying to figure out which way is south, another cycle in the rhythm of life at Whitehall will have come full circle.

And in a few weeks a small but familiar band of neighbors representing all five commons will trade garden gloves for mittens and gather to hang our holiday wreaths at the entrance to Whitehall. Though it may put me in the "way too early" class with Wal-Mart and CVS, on behalf of your Executive Board, let me wish you a joyous holiday season.

*John W. Lewis III*  
*President*

Email: [lewroc@cox.net](mailto:lewroc@cox.net)

## Whitehall II Development

Corey Lane Properties, Ltd. has erected its first building, a three-plex, which is nearly complete on the north side of Common Four and a second three-plex is up and about to be closed in on the west side of that common. A furnished model home for the development has been shown on weekends since late August by Hogan and Stone realtors.

The developer, Corey Lane Properties, has petitioned the Middletown Zoning Board for a variance that would permit increasing the number of units to be built in Whitehall II from thirteen to sixteen. A Public Hearing for abutters and interested others to be heard on the petition was scheduled for September 26<sup>th</sup>, but at the request of counsel, was continued until the Zoning Board's October 24<sup>th</sup> meeting, and requested to be continued once again until the zoning board's meeting on November 29<sup>th</sup>, 2006.

All Whitehall Farm Condominium Association owners are considered abutters of Whitehall II and are urged to attend the Public Hearing to learn first hand about this variance request, to ask questions and express their opinions about the petition. Owners who are not in the area may express their views in writing to Middletown Zoning Board, Middletown Town Hall, East Main Road, Middletown, RI 02842

## When is 35 MPH Too Fast?

On some streets or a highway, driving 35 MPH can seem to be like crawling. But around each of our five commons, even 35 MPH can be deadly. We have small children playing (yes there are some) and residents out for exercise or a walk with

their pet. At night, hopefully walkers have reflective clothing on, but then again they may not.

Have there been accidents on the property? Yes, indeed there have, including some close calls between vehicles emerging from driveways and cars circling the oval! Has anyone been injured? Thankfully not, at least as far as we know.

Probably very few of us want to endure speed bumps on our roadways, but if deemed essential to insure safety, these incentives may become necessary. PLEASE SLOW DOWN!

## **Clean Ducts & Vents: Healthy Home**

It is easy to neglect three important home maintenance tasks. First, it is important to have your heating/air conditioning ducts professionally cleaned every couple of years. It not only removes dust and other particles which accumulate over time, but also a disinfectant spray usually included in the service, kills bacteria and inhibits mold formation in ducts.

Second and even more important, it is essential to change furnace filters regularly, which means at least every three months, not only in the heating season, but also when air conditioning is used during summer months. While it is tempting to buy inexpensive filters, it is probably being pennywise and pound foolish. While top-of-the-line filters are not essential, brand named filters will do what is necessary to keep household air free of dust and other irritants.

Third, regular inspection of the external vent on the clothes dryer to remove accumulated lint is essential to keep your dryer functioning efficiently. Even more important, it ensures that warm moisture from drying clothes goes outside and does not result in clogged vents which may cause dampness inside the home.

## **LANDSCAPE AND GENERAL CARE OF THE GROUNDS...**

### **Entrance Area Planting Makeover**

The Whitehall Farm front entrance area received a makeover which was recently completed with the final addition of 2 azalea plants. Let's hope the daffodils that were lifted and moved will rise in their proper places in the spring. The first week of November, the Farm "Hands" will plant over 500 Dutch Master daffodil bulbs along the entrance road wall. It is the beginning of a two year plan to provide bright color and a great view for all residents after a long winter.

### **Landscape Maintenance Update**

1. Shed Area: The beginnings of a privet hedge have been planted in front of the dumpster/shed area. The hedge will be extended in the spring to create a green barrier between the entrance/exit road and the Common One residences. Efforts were extended to reduce and control the hedgerows along the Green End Avenue perimeter.

2. Tree Pruning at Common Three Entrance: The beautiful Bradford pear trees located along the entrance roadway for Common Three will be pruned during the upcoming months. Bradford pears are of a variety of tree which are relatively brittle and thus highly susceptible to snow and ice damage.

3. Stump Removal: The Board has planned to continue to remove tree stumps during the planned tree maintenance as the necessary equipment will be on hand.

## **Meet the Whitehall Farm "Hands"**

Over the course of the next few newsletters, we'll take some time to get to know more about certain neighbors that are volunteer "Hands". As always, all members of the Whitehall Farm community are welcome to join the Farm "Hands" as the volunteer group works at keeping Whitehall in bloom.

Joan and Gordon Younce are Farm Hands and Common Two residents. After Gordon retired from teaching geology at Rutgers University, the YOUNCES took to the sea for 14 years calling their boat home. They still sail and Gordon is a wind surfer, but these days, the YOUNCES call Whitehall their home.

An avid gardener, Joan has landscaped the perimeter of their unit with the help of Cris Larson, who designed our entrance. A wonderful variety of plants keep blooming from spring to frost and Joan always has plants to share. She and Pam Nassaney have been chiefly responsible for planting the space around the location/number rocks located at the entrance to each of the commons.

Another "Hand", Pam Nassaney, is also an enthusiastic gardener. As fifteen year residents, you probably have seen Pam and husband George walking Max -their little white biochan. Being a great neighbor, Pam often lends assistance to Sue Ryan and to Ashley Price by taking along Darby and Gertie when their owners need a helping hand.

Pam and George are retired from the toy industry which took them all over the world on business. Pam still loves to travel with trips to England, Scotland and Paris this year alone. The Nassaney's usually spend their winters in Cocoa Beach.

## **Whitehall Maintenance Shed Area**

From time to time, unauthorized vehicles have been observed entering the Association's maintenance shed area. The use of that area, including the dumpster, is restricted to personnel officially performing maintenance and or landscaping functions for the Whitehall Farm community. Vendors and contractors hired by individual owners for projects in and around their units are not permitted to dispose of waste material in the shed area.

*Petey Moore*

*Landscape Coordinator*

Email: [WFLandscape@aol.com](mailto:WFLandscape@aol.com)

## **BUILDING REPAIRS AND GENERAL MAINTENANCE...**

Once again another summer has come to an end with many noteworthy accomplishments. Maintenance efforts, as usual, fall into three distinct areas: special projects, general maintenance, and unexpected/unplanned major events.

### **Special Projects**

Roofing Project: Phase III of the ongoing roofing project began in early September. Sixteen units were contracted to Manchester-O'Neill Roofing Company of Newport as the sole contractor for 2006. For this year, a smaller number of units were to be re-roofed and as such, one contractor was selected instead of the usual two. Work commenced after Labor Day and is currently scheduled to be completed by mid-November. For 2006, the average cost per unit is \$7884. Total units re-roofed by the end of this year will number 59 of the 120 units at Whitehall.

Complex-wide Building Inspections: The Executive Board contracted with Tiger Home Inspections last spring to perform an external inspection/evaluation of all 120 units at Whitehall Farm. This report, along with owner requests, will be used to schedule and to prioritize repair work for 2007. The Board was pleased to learn that the inspection and evaluation report produced "no surprises" and the concerns and remarks that were included, were those normally expected when evaluating buildings given Whitehall's set of characteristics including age and location.

Driveways/Road Repairs: The Board has scheduled the replacement of two driveways and some other roadway repair work prior to year's end. The repairs were made necessary to correct deterioration caused primarily by tree root surfacing.

Chimney Chase-Cap Replacement and Soffit Cleaning: Several deteriorated chimney caps were replaced in 2006 and the project will continue in 2007. Many soffit vents were painted over during earlier painting programs. The Board began a paint removal/soffit cleaning program which was completed this summer!!

Biennial Fireplace Inspection/Cleaning: The Executive Board instituted a biennial inspection/cleaning program of all fireplaces and flues beginning during the summer of 2004. 2006 marked the time for round two of the inspection program which was undertaken and completed this summer. Of the 120 units at Whitehall:

-21 units now have gas fireplaces/gas logs (not inspected)

-51 did not require inspection in 2006 (various reasons)

-48 units were inspected by East Bay Chimney Works (11 units required cleaning while 37 did not)

**REMINDER:** Several unit owners had their original wood burning fireplaces replaced with totally enclosed gas fireplace units during 2005-2006. Please remember that a request to perform this replacement **MUST** be made to the WFCA Board **prior** to the work being started. This replacement must also be completed by a licensed professional installer.

## **General Maintenance**

Typical general maintenance items which included necessary repairs and/or replacements related to roof leaks, garage, patio, atrium and front doors were all completed. Several patios required resetting or restoration. The stone wall running along the main road had several areas repaired. Spot re-painting was completed for units that were in particular need of touch-ups. A total of 22 units had unsightly areas sanded and painted during the fall. The maintenance log had 510 requests with less than 40 requests currently active.

**REMINDER:** Once again, please refrain from righting fallen light bollards. Contact the maintenance coordinator and a licensed electrician will correct the problem. While your intentions are commendable, it is dangerous considering that the bollards are electrical appliances and that you may unintentionally short out the entire circuit.

## **Maintenance Requests**

- Maintenance requests are plentiful and as usual, are being addressed in order of priority.
- **ROUTINE** maintenance requests must be submitted in advance and in writing to either of the following:  
Email: [whitehall4repair@cox.net](mailto:whitehall4repair@cox.net) or  
US mail: Whitehall Farm Condominium Association  
P.O. Box 4188  
Middletown, RI 02842
- **EMERGENCY/IMMEDIATE** maintenance requests should be reported directly to George Rosner (or to another member of the Board in his absence) who will be able to contact Kevin Coristine directly to expedite processing when necessary.
- **PLEASE NOTE:** This is NOT to be considered an EMERGENCY LINE. In bona fide EMERGENCY situations where life and property are threatened, residents at Whitehall Farm should seek the assistance of appropriate emergency personnel. Members of the Board should be contacted concerning the nature of the emergency as soon as is appropriate.

*George Rosner*

*Maintenance Coordinator*

Email: [ngrosner@cox.net](mailto:ngrosner@cox.net)

## **BUSINESS AND FINANCE...**

### **Insurance Contacts**

In mid-July, Whitehall Farm was notified that New London County Insurers would no longer provide insurance coverage to residences located within five miles of the Rhode Island coastline. According to our agent, Whitehall Farm was one of about 4,000 clients dropped as a result of NLC's policy change, which resulted (in great part) from pressure applied by NLC's own reinsurance company. As a result, master policy insurance will now be provided through Peerless Insurance, a division of Liberty Mutual an "A" rated insurance provider. For improved coverage with Peerless,

**Make a Note!! The NEW web address for the Whitehall Farm Website is: [www.whitehallfarmcondos.info](http://www.whitehallfarmcondos.info)**

our insurance premium remains approximately the same as last year. The deductible however, was increased to \$2500 per claim. Whitehall Farm's insurance agency remains the same with Mr. John Kaull continuing to be the account executive handling the insurance needs of Whitehall. For your records, the agency information is as follows:

OceanPoint Insurance Agency, Inc.  
272 Valley Road- Middletown Rhode Island 02842  
Telephone: (401) 847-5200 Fax: (401) 848-5071

Many times, condominium unit owners are required to provide to their individual mortgage companies an EPI (evidence of property insurance) or COI (certificate of insurance). OceanPoint Insurance Agency will fax or mail these certificates at your request by simply requesting them at (401) 847-5200.

## Coupon Booklets for 2007

condo fee payment coupon booklets will be ordered in late November. It is expected that booklets should be received by owners mid-December. Please take this opportunity to review your address label and if corrections are required, please contact secretary Sandy Kafka as soon as possible.

Phone: 619-1204 or E-mail: [mkafka1@cox.com](mailto:mkafka1@cox.com)

## We've Got A New Address And A New Look (On the World Wide Web that is!!)

Whitehall Farm's website has a new address and a refreshed cleaner look. Make note of the new website address:

[www.whitehallfarmcondos.info](http://www.whitehallfarmcondos.info)

Please remember: **INFO** and not **COM**

Whitehall's website has been in place for several years. Lee Hall of unit 225, volunteered to perform a make-over with some useful tools added to the site. Lee did a great job standardizing the navigation and providing a cleaner, refreshed look. If you haven't visited the website in the past, why don't you take this opportunity to take a quick tour now. I've organized and designed the site to include the following:

About Whitehall Page: The History of Whitehall Farm, Whitehall Site Plan, Driving Directions, Rules and Regulations, Condominium Documents

Contacts Page: Board members names, email addresses, and telephone numbers.

Correspondence Page: Newsletters Winter 1996 though Fall 2006, Owner's Directory

Financial Page: Annual Budget, Condo Fee Allocation Chart, Insurance Contacts, Owner's Insurance Considerations, Obtaining Resale Certificates, a link to Vision Appraisal

Landscaping Page: Whitehall Farm "Hands", Timeline for Landscaping Activity, a new Landscape Request Form

Maintenance Page: Maintenance Tips, Trash/Recycling Schedule, a new Maintenance Request Form

A President's Message page

The Whitehall Farm homepage has links to Rhode Island's Security and Emergency Resources page, the

State Government Info page, & Town of Middletown homepage. A new addition to the website is a two-part "bulletin board" page. One part of the bulletin board reflects the official notices posted next to the mailboxes. The second, suggested by Lee Hall, is a virtual garage sale and is undergoing a pilot run. If you have an item you would like to sell or give away, it can be posted here at the "garage sale". If you are looking for something from a "garage sale", add this sale to your list!

To use the virtual garage sale, e-mail the Webmaster what you want to sell or give away. Digital photos (preferably in .jpg format) can be included. If you don't have a computer, send your sale notice to Lee Hall at 225 Corey Lane. The virtual garage sale items will be posted tri-annually (shortly after the newsletters are mailed to owners) and will be removed after two weeks. The Newsletter is published in March, June and October and will provide reminders about the garage sale and listing items you want to sell or give away. If you have any suggestions or comments concerning the website, e-mail the Webmaster or contact a Board Member. We are eager to hear what you think.

*Fred Promades*

*VP/Treasurer and Editor*

Email: [fcpromades@cox.net](mailto:fcpromades@cox.net)

*Editor's Note: Individuals ready, willing and able to share anecdotes, articles or photographs that might be fun to include in this newsletter should contact: Sandy Kafka, Phone: 619-1204 or E-mail: [mkafka1@cox.com](mailto:mkafka1@cox.com)*

*The WFC A Newsletter is published regularly in March, June, and October or at other times as deemed necessary by the Executive Board of Directors.*

*The WFC A Newsletter masthead appearing on the front page was scanned from the marketing materials used by the project developers during the original marketing and sales phase of Whitehall Farm Condos.*

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**Whitehall Farm is on the Web at:  
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