



Your Board is here to serve you! Residents are invited to contact board members at any time.

President  
Dave Coriaty  
598-0528

Vice President  
Kelly Cody  
340-7967

Treasurer  
Bret Loman  
576-9343

Secretary  
Emily Hollar  
578-8975

Members at Large  
Jessica Robertson  
523-6138

Shirley Mitchell  
915-8287

Visit our Website at  
[www.fishersfind.com](http://www.fishersfind.com)

Sarah Ayres is our Property Manager. Please call her with any requests or needed repairs.

In addition, she coordinate the agenda for the monthly Board meetings. If you have a concern and would like to address the Board, please contact her. She will include you on the agenda for the upcoming meeting. All residents are invited to attend the open session of the monthly meeting, which is held on the 3rd Wednesday of the month at the Fishers Library. Dates are subject to change so please be sure to check with Sarah so you don't miss the meeting.

Please feel free to contact her at:

Sarah Ayres  
Property Manager  
Ardsley Management  
253-1401 ext 237  
sayres@ardsleymgmt.com



Sponsored by:  
Kelly Cody, REALTOR®  
F. C. Tucker Company, Inc.

## Quarterly Newsletter

### A Message from the President

Dear Fellow Homeowners,

By the time you receive this newsletter, we will have closed our pool for the season. Our contracted pool maintenance company did have their problems, and it affected the quality of our homeowners enjoyment. We are taking steps to secure a more responsible pool service company for next year. This task is difficult, since there are just too many pools out there, and too few service firms.

Our community wide power washing has been completed and we think that all our buildings have that extra clean sparkle that they had way back when. We have had many favorable homeowner comments. If anyone feels that their building is not up to that standard, please contact Sarah Ayers at Ardsley.

With our summer season drawing to a close, it might be in order to mention a few upcoming events. On September 29th between 8:00 AM and Noon, we will be having our annual community wide Garage Sale. It will be advertised in the local papers, so here's your chance to get all that stored 'stuff' out, and convert it into hard cash! See the article on page two for helpful hints to a successful garage sale.

Last but not least, our Annual Homeowner meeting will take place in the Fishers Library at 6:30PM on Wednesday November 14th. Please make a note of the date on your calendar and try to participate in the running of your Association. There will be a special mailing regarding the Annual meeting that will contain our proposed 2008 budget. We are working on this document presently, and are attempting to keep our monthly HO dues as low as possible.

Have a great Fall, and I hope we see you at the annual meeting.

Sincerely,  
Dave Coriaty  
Board President

## September, 2007



### Preparing Your Home for the Fall and Winter Seasons

As we get into the fall season and the days start getting shorter and the nights colder, we need to perform some routine maintenance to avoid major problems and to run our home more efficiently.

**Heating System:** Have a qualified professional service the unit to prepare for the heating season. Some companies run specials in the beginning of the fall season before the demand really starts to peak, so look to have the unit serviced early.

**Water Heater:** Have a qualified professional service the unit along with the heating system.

**Fireplace:** Check flue, damper, and firebox. Consider getting a chimney sweep to clean the chimney of soot and creosote and to inspect the inside of the chimney for any damage or cracks.

**Smoke alarms, Carbon Monoxide detectors, and Fire extinguishers:** Replace all batteries and check that all levels and gages are in the correct positions and none have expired.

**Exterior Hose Connections:** Close the shutoff for any exterior hose connections to prevent freezing and possible pipe breaks.

**Hoses:** Remove all exterior hoses from the hose connections to prevent freezing.

**Garage Door:** Tighten all bolts and screws and lubricate the moving parts.

**Snow Shovel:** Have a snow shovel on hand for heavy snowfall. Remember, the streets are their primary concern. Driveways and sidewalks may not be shoveled as quickly as we like but will be done ASAP. Please do not park cars in the overflow spaces when heavy snowfall is expected. The Snow Removal Company requires this space to push the snow off the streets and driveways.

### Mark Your Calendars

**September 29th**  
**Community Garage Sale**  
**Saturday, 8:00 AM—NOON**

**November 4th**  
**Time Change**  
**Remember to Fall Back 1 hour**  
**Sunday, 2:00 am**

**November 14th**  
**Annual Homeowner Meeting**  
**Wednesday, 6:30 PM at the**  
**Fishers Library**



By following the rules and regulations of our community, you make it a better place to live for everyone. Thank you to those who notify the Board or Property Manager when there is a streetlight out or when a unit is empty so we can make sure the water is off and to those that turn on your porch lights for security.

The following are friendly reminders:

**Common Courtesy: We can't stress enough how important the following two issues are for our community. Trash can removal and Dog Droppings are the # 1 complaints we receive. Please respect your neighbors and the community by being responsible. Remove Trash Cans Promptly and Pick up after your dogs.**

There is a cap on the amount of units that can be rented. You must get permission from the Board before you rent. Your tenants may be asked to leave if you haven't done this. Also, you are required to provide a copy of the lease to Ardsley for our records. If there is an emergency, we need to know who to contact.

You cannot attach anything to the exterior of any building. This includes satellite dishes. Any dish on the building whether the roof or side, can cause damage. You are liable for that damage. If we remove the dish, you are obligated to pay for that removal.

Homeowners wishing to landscape, including fences must obtain permission from the Board and must be within the guidelines of the Association. You may be asked to remove these items if you haven't received permission.

Pets are to be kept on a leash.



**Community  
Garage Sale  
Saturday,  
September 29  
8:00—Noon**

## How to Host a Successful Garage Sale

If you have hosted an unsuccessful garage sale in the past, you may feel as though it is pointless to try again. However, garage sales are a fantastic way to rid your house of unwanted items and put money in your pocket. Truth be told, successful garage sales can be incredible money making opportunities. To have an effective, stress-free garage sale, there are a few basic guidelines you should follow.

**Price all items individually and use proper pricing methods.** While not a requirement, pricing items individually will help decrease price inquiries and confusion. Using signs for each table (i.e.: "All items on this table are \$10") will require extra maintenance because objects will move throughout the day and you will have to remember where they belong.

Do not use price stickers on clothing. Though the brightly colored price stickers are convenient, they can fray clothing and often fall off during garage sales. Use paper and straight pins in place of stickers. Simply use a sharpie to write the price (as well as any other additional information) on notebook paper and tear it out. Use the straight pin to attach it to the clothing or the tag.

**Organize your items according to type.** Grouping your items (i.e.: all of the clothing together, all of the books together) will make it easier for customers to browse. Uncluttered, organized garage sales are eye-catching and will attract a larger amount of customers.

**Provide light background music.** Playing music softly in the background will put shoppers at ease, prolonging their visit. The more time an individual spends browsing, the more likely he or she is to purchase an item. Try to play music that might appeal to the majority.

**Promote your garage sale from your yard.** To catch those drivers who are not planning on stopping place your large, attention-grabbing items out front, closer to the edge of your yard.

Placing a large, easy to read sign in the front of your yard will help too.

**Have plenty of change on-hand.** To make the checkout process quick and simple, you will need a fair amount of change. You can get change by visiting your local bank or grocery store. Additionally, it is a good idea to keep all of the money in a safe place where you can be watching it at all times. An actual change box that locks works well.

**Be approachable.** As silly as it may sound, be friendly and outgoing. Answer any questions a potential customer might have and be willing to negotiate on a few of the prices.

Garages sales are an excellent way to put money in your pocket and declutter the home. Follow these guidelines and discover just how easy, and enjoyable, hosting a garage sale can be.

**The Home Owners Association will be advertising this event in the local newspapers and signs at entrance.**

### Middleton Place Real Estate Community Statistics for the past 12 months

The Highest/Average Sale Price - \$130,000/\$117,321  
23 homes sold in the past year  
14 of those homes sold in the past 6 months

The Average Days on Market – 88

Current Homes Listed – 10

*Note: Our community has several floor plans.  
The statistics above are an average for all plans.*

*By the way, I'm never too busy  
for you or your referrals.*

*Please call on me to assist you, your family  
and friends with all your real estate needs.*

*I'm just a phone call away.*

*Kelly Cody 340-7967*