

On the Prom

Spring Edition

Promenade Towers Quarterly

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Goodbye to All This Snow



A Winter Scene in Our Backyard

“Oh, those poor people!” That’s what we said when we looked out the window on winter mornings and saw people walking by a long line of snow-covered cars. When the city declared all those night-time parking bans for snow plowing, the Eastern Promenade was one of the designated parking areas for people who don’t have off-street parking. They had to be out there by 7:00 a.m., though, to move their cars or risk having them towed.

Aren’t you glad for all the parking we have at Promenade Towers? A covered garage for each unit and parking available in two lots for those of us with a second car. Keeping the middle and upper lots clear can be a challenge during the snow storms, but here’s something nice to hear: Our management company had complaints about snow plowing from all their properties except one, Promenade Towers.

No complaints from our residents; just plenty of compliments. That’s because of the excellent work by our landscaping contractor, John McGarvey, and good communication between him and David deBree, our property manager. And when our property manager sent notices announcing the need to move cars from one lot to another, our residents cooperated. Not much fun, but during the night when we heard a snow plow clearing our lots and driveways, we could rest knowing John McGarvey and his team were out there for us.

Location and Amenities Get Good Reviews

Our Fitness Room is a popular place, especially when it’s snowing or raining outside and residents

want to work out without going out. When we do go out, we couldn’t ask for a better location than



here on the Eastern Promenade. We can get our exercise running, walking or biking along the Prom and the trails. Louise Backer (in photo at left) and Nick Ciciretti ride their bikes on the nearby trails and appreciate another of our popular amenities, the Bike Room. Louise says, “Nick and I use the Bike Room and really like having our bikes in a safe, well-lit, clean and organized area that has easy access.”

Andrea Turley enjoys the views when she walks along the Prom with Dave Ritter and Tom Leonhardt, two of her neighbors at Promenade Towers. “We stroll two miles most evenings,” said Andrea (shown at right). “Sometimes we solve all the world’s problems; other times we just chat about the day.”



We often see Chris Powers coming into the building after a run. Chris (shown at left) says, “I love all the trails around the Eastern Promenade for running. The town really takes care of the trails, and the location is great. You have the Eastern Promenade trail down by the water that brings you right into town.”



Early in the morning, from late May to September Howard Lowell (in photo at left) uses one of our favorite amenities for exercise. He loves our pool and swims laps every morning before going to work. “Some of us also congregate at the pool to share a little wine on a beautiful sunny afternoon,” says Howard. “Does not get any better. Another reason our home is the best!”



Around Memorial Day, Howard and others will start sunning, swimming, visiting with friends by the pool and grilling by the picnic table.

Groups Meet in Our Library

Our Library, of course, is the place where you'll find books, movies and magazines, but did you know that's where the Book Club and the Bridge Group meet? If you would like to learn about joining either of these groups, you can contact Tom Leonhardt (thomasleonhardt999@gmail.com).

Tom (shown in photo) says, "The Book Club meets



once a month on the fourth Tuesday. What we like is that we read books we probably would never read. The discussions are fascinating since everyone gets to express an opinion. We have about twelve

members including some friends of ours who come from outside the building."

"The Bridge Group meets almost exclusively when the snowbirds are in residence," said Tom. Soon



some of them will be returning, including Judy and Peter Foster who have a winter home in South Carolina. Judy (in photo at left) says, "Peter and I really enjoy the Bridge Group. It's a great chance to get to know

our neighbors, and we laugh a lot. Not all bridge groups allow such things. It's one of the many reasons we look forward to spending summers in Maine."

The Library, a convenient amenity for meetings and for borrowing books and movies, has a large collection of fiction (many recent best-sellers), non-fiction and audio books. From time to time some books are given to charities to make room for new donations from residents.

Feel free to keep any magazines you find on the shelves. As new, more current magazines are donated, the older ones are removed and recycled.

Owners Ask About Fees

Why are my unit's fees higher than my neighbor's down the hall? That's a question often heard from owners. Fees (and votes) for each unit are based on percentage of ownership in the Association.

Percentage of ownership was established in the Declaration when the building was new in 1975. It

wasn't documented how percentage for each unit was determined, but we can make several observations that may affect the percentages.

First, size of a unit matters most, with one-bedroom units having the smallest percentage and three-bedroom units the largest. Other factors have less impact and often two or more might affect the total. Percentage for units with two baths would be higher than units with one and a half baths. Units with decks are higher than those without on the same level. Up units are higher than down units on the same level if baths and decks are the same.

Percentage is higher for Building One units as you get farther away from the elevator. This is not the case in Building Two. Also, percentage is always more for units in Building Two than for the same type units in Building One. Again, since we weren't around then, we can only guess how this was decided when the building was new.

Our Neighbors Travel to Antarctica



This beautiful photo was taken by one of our neighbors, professional photographer George Petkov. George and his wife Polina Inkoulova, a doctor at Central Maine Medical Center, recently traveled to Antarctica.

Their trip aboard a polar expedition ship included Falkland Islands, South Georgia and Antarctica. Zodiacs took them ashore and around icebergs, giving George opportunities for incredible photos of wildlife and scenery that Polina says "is absolutely surreal, unbelievably unspoiled in any direction you look." Visit www.preciousmemoriesbygeorge.com to see more of George's photos from this trip and their other travels around the world.

Hello to New Neighbors

Welcome to new residents: Robin Rodriguez; Laurence Gardner; and Jenny McBrady