

# On the Prom

## Spring Colors Finally Arrive



Crabapple Tree in Early Spring

When spring finally arrived, this showy crabapple tree was a welcome sight at our front entrance. Then came the blossoms on the magnolia trees and lilac bushes, the colorful rhododendrons by the pool and a variety of flowers all over our property.

Residents appreciate the efforts of our landscaping contractor and volunteers on the Landscape Committee—Sheila Mathieu, Lesa von Munkwitz-Smith, John Rastl, Bryan Beck and Janet Springborn.



friends to gather during the day or in the evening.

“The landscaping around the pool is just beautiful,” says Judy Katzel. She and other residents enjoy swimming, sunning and visiting by the pool on summer days. The umbrella tables are popular spots for



“The pool is a joy,” says longtime resident Cathy Bubier. Cathy’s granddaughter, Emma, visits often and she agrees. That’s Emma in the photo below.



Ask residents what they like about living at Promenade Towers and the answers you’re likely to hear are the pool and other amenities, the location, the views and, of course, the people, the sense of community.

## Security Cameras Have Been Upgraded

We now have all digital security cameras. The new digital cameras have much better resolution, increased reliability and a wider field of view than the old cameras. As part of this project, the Board voted to add a camera at the pool.

## Annual Meeting on September 13

At the Association Annual Meeting on September 13, owners will vote to elect two directors. One opening is the seat that was held by Len Ney before he sold his unit here. The other seat is held by John Rastl who will run for re-election. The Board welcomes volunteers who are interested in having their names placed on the ballot.

To hold the meeting, approve the minutes and elect directors we must have a quorum. At last year’s meeting, we were one owner shy until David deBree left the room to knock on doors and find an owner at home to sign a proxy. If you don’t plan to attend the meeting, it’s important that you return your proxy. **Your one proxy could make the difference on whether or not we can continue to hold the meeting after the roll call.**

## New Roof on Building 1 and Stairwells

On April 24, a crew from Saco Roofing started removing rocks, pavers, the old roofing and insulation from Building 1. **Are you (a) just happy with the results or (b) curious about how the crew made it happen?** For those of us who are curious, here's how they did it. The roofers set up a winch on the roof and, as seen below, lowered



the old materials down in a pan guided by rope handlers on the ground. A pair of waiting trailers were used to haul the debris away.

The winch can be seen at the top right of the next photo. Here seven workers are attaching the new roof covering and sealing around the roof openings. The new insulation and roofing material is attached to the concrete using screws and anchors and needs no ballast. All the raised curbs where fans, ducts and vent pipes exit the roof were redone and all new aluminum flashing was installed around the outside perimeter.



**Completing Upper Section of Building 1**

The roofers used a lift to reach all the individual roofs on the stair towers and connectors between

Building 1 and 2. While most of these are small areas, they are logistic challenges; plus the level of flashing/trim requires lots of time and plenty of attention. All the old debris and new materials were transported from/to the roof projections using the lift. The largest of these areas were the connectors between Building 1 and 2 around the elevator shaft and center stairwell. This required the lift to be



**Building 1 Stairwell Roofs**

stationed near the service entrance for many work days. We all appreciate the cooperation of residents who have garages in this area and their patience during this time. Due to the many rain-days that were lost, the project took more time than we had hoped, but it is finally complete.

## Lawn Party Will Be Held on July 18

Do Nan Dewing and Neila Smith look like they're having a good time in this file photo from one of our past lawn parties? It's that time again. The Social Committee will host our 6<sup>th</sup> Annual Lawn Party on Tuesday, July 18 from 6:00 to 8:00 p.m. (rain or shine).



## Hello to New Neighbors

Welcome to new residents: Matthew Moccia; Glenn Pieri; and Dana and Anne Douglass