

On the Prom

Spring Edition

Promenade Towers Quarterly

April 2018

Snow and More Snow



Front Entrance at Promenade Towers

We are so ready for spring! Ready to put away the boots and gloves and heavy coats.

With all those snow storms, though, at least we didn't have to go out there with shovels and snow blowers. Yay for condo living!

Let's dream about hanging out at the pool. It won't be long now.

Residents Help Kids on Munjoy Hill

Did you know that you are helping hungry children here on Munjoy Hill when you put your redeemable containers in the Redeemable Closet by the Service Entrance?

Louise Little and her husband Dave Cowie collect our redeemables every other week and put them in CLYNK bags to raise funds for The Locker Project, a program that provides healthy class-time snacks for kids who can't afford to bring their own to school and weren't able to join their classmates at snack time. Go to <http://mainelockerproject.org/> to learn more about the program, how it got started and how it has grown. Be the first to let me know if you recognize the face of the project's founder.

Though the program works with over a dozen schools in Southern Maine, Louise says that money raised from our redeemables "specifically supports kids at the East End Community School Locker Project."

"Redeemable donations from Promenade Towers raise about \$1,200 a year," says Louise. She and

Dave thank us for helping kids in need on Munjoy Hill, and we thank them for volunteering their time to collect our redeemables. They sort through our donations and often must spend time discarding items that are not redeemable such as food jars and cans. Let's help them out. If you want to recycle those containers, you need to put them in the Recycle Only dumpster outside.

CLYNK bags can only contain beverage containers—water, juice, soda, beer, wine, liquor, tea (containers that say 5¢ or 15¢).

Changing to Brighter and Better LED Lights

Last year we began exchanging exterior lighting from high pressure sodium (HPS) to LED technology. The LED bulbs have a bright clean white light as opposed to the yellow light emitted by the HPS bulbs.

The LED bulbs are much more energy efficient, using as little as 25% of the electricity that the bulbs they are replacing used. As they are known for having an extremely long life, we also will save on maintenance costs. The Board plans to continue changing the exterior lights until all are LED.

Colin deBree Has A New Baby Sister



Lily and Colin deBree

Welcome to Lily deBree and congratulations to her dad, our Property Manager David deBree, her mom Kerry and her big brother Colin.

All of us at Promenade Towers wish David and his family a happy and healthy life together.

Portland's Longtime Mystery



When we looked out our window on Valentine's Day and saw the big red heart on Fort Gorges, we said, "Oh, the Valentine's Day Bandit came last night!" If you're a new kid in town, you may not be familiar with the mystery.

Since 1976 every year during the night before Valentine's Day the Bandit (likely with a crew of helpers) places red paper hearts all around Portland. In Monument Square. In the Old Port. On Munjoy Hill. Lots of red hearts to make us smile.

Who is the Bandit? How did he get that big heart on Fort Gorges in the dark at night? And how about the one flying at Portland Observatory??



Don't you love a good mystery?

Expecting a Delivery? Turn on Your TV



If you're expecting a guest or food delivery, now you can turn on your TV and see the person who calls you from the front entry phone system. For years we had a camera at the front entrance that residents could use to view someone calling to be buzzed in. Then as Spectrum added channels and

changed over to digital encoding to make room for even more channels, our old system caused interference and had to be disconnected for everyone. It took almost a year to get approval from Spectrum for a new digital system to be integrated into our building's TV channel coding.

Residents can now view a pizza delivery guy even before he calls. Just tune to channel 1390 if you have a cable box. If you have cable hooked directly to your TV, then it's channel 122.1. If you buzz in people who are not familiar with our building, tell them which button to push on the elevator. If they want #155, they'll likely press 1 and go to the first floor if we don't tell them to press 5.

Owners Ask Questions About Insurance

Do I need insurance for my condo? How much do I need? Those are good questions that new owners often ask. The answer to the first one is yes; each owner should obtain a personal condominium insurance policy (known as an HO-6 policy).

The association maintains insurance on the entire property including the units, but many items are not covered, and these are the owner's responsibility.

- (1) Any improvements or upgrades made by the owner or any previous owner such as new flooring, cabinets, or wallpaper would not be covered.
- (2) The \$10,000 deductible in the association's policy would be the owner's responsibility.
- (3) None of the owner's personal property such as furniture, computer equipment and clothing are insured by the association's policy.
- (4) Personal liability coverage
- (5) Loss of use coverage
- (6) Loss assessment coverage

As for the question "how much," owners should estimate the coverage they need by adding the amount needed to cover improvements to their unit plus the deductible. Personal property should be insured for replacement cost.

Your insurance agent can advise you on recommended coverage for liability and loss assessment. Loss of use coverage normally comes as a package with the policy, but the amount can be increased.

Hello to New Neighbors

Welcome to new residents: Travis Hutchinson; Renée Therriault and Rommel Lagway