

On the Prom

Spring Edition

Promenade East Quarterly

April 2007

Signs of Spring – Coming Soon!

- Sailboats in the harbor
- Sounds of baseball bats & cheers at games in the ballpark across the street
- Ross Harpestad and Rick Lank riding off on their motorcycles
- George and Lillian Lopes back from Florida
- You and your neighbors walking along Eastern Promenade and the trails
- Gunnel Hansen and Bonnie Adams sprucing up our flowerbeds



It won't be long before we're enjoying our sparkling swimming pool. We made it through another winter, and spring is here! In Maine this is also known as the beginning of construction season. At Promenade East we've been in construction season since last summer, and we're all looking forward to celebrating the completion of our building project. A Construction Update with progress photos and details will be out soon.

Special Association Meeting

A Special Association Meeting was held on April 5 to amend the Association's Declaration and By-Laws regarding insurance. Our attorney was at the meeting to answer questions and explain the need to bring the condominium documents into agreement with Maine statutes. Our documents stated that the Association's insurance did not include the units, while Maine law said the Association must carry property insurance on the units. The amendments were unanimously approved by the 79% ownership represented in person or by proxy. Our attorney also answered questions asked by several owners about their own insurance on their units. The Association's policy is now with MiddleOak, and our agent, Charlene Demarett of Sevigney-Lyons Insurance, recently sent a letter to all unit owners with her suggestions for insurance within their units. Another purpose of the meeting was to discuss the importance of access to units when new windows are installed. Jim Zafirson, the Board president, answered many questions asked by owners. These questions and other details about the windows will be covered in the next Construction Update.

Monthly Board Meetings

Beginning in May the regular monthly Board meeting will be on the third Thursday of the month. The exception would be if there are not enough Directors available for a quorum. In either case, a notice will be posted.

Library News

Recently the Association purchased two new bookcases for the Promenade East Library for our collection of over 150 movies. Thank you to the following residents for their contributions to the new Movie Library:

Bonnie Adams
Ben and Gloria Alfiero
Myles and Jinnie Delano
Marianne DiPietro
Fred and Judy Hill
Gunnel Hansen and Einar Juhlin
Janet Mudgett
John and Judith Rastl
Steve and Margie Thomsen



If you have any movies (DVD or VHS) that you would like to donate, please leave them in the office so the Library Committee can attach Prom East stickers and add them to our list. If you have any books to donate, you can leave them on top of the bookcases. We have a few shelves of non-fiction books, while the more popular fiction books, alphabetized by author, fill up two bookcases. There is no time limit on books, but please return movies within one week.

Hello and Goodbye

Some new residents have joined us in the past few months. Let's welcome Steve and Margie Thomsen (Unit 134) and Richie Bonitatibus and John Espeseth (Unit 246).

We are sad to say goodbye to Paul and Peggy Carter (Unit 153) and Chris Lambert (Unit 227). We'll miss Paul and Peggy who have lived at Promenade East for many years. We'll also miss Chris, who was elected to the Board of Directors last fall. Thanks, Chris, for the time you volunteered, and congratulations on your engagement.

Quarterly Profile



Gloria and Ben Alfiero – Unit 247

Ben Alfiero grew up in Portland not far from where he lives now. As kids, he and his friends would walk to the Eastern Promenade and spread blankets on the grass. “It was so crowded,” he said, “you could hardly find a place to sit on the grass or on East End Beach.”

During World War II, 17 year-old Ben joined the Navy and served on a heavy cruiser in the Pacific. His ship was in Tokyo Bay during the signing of the peace treaty in 1945.

After returning home from the war, Ben didn't have a car, but one night caught a ride with a buddy to a dance in South Portland. That's where he met Gloria. Only 16 years old, she and two girlfriends hitchhiked to the dancehall from her hometown of Saco. It must have been love at first sight. Ben called Gloria the next day and took a bus to see her on their first date. Three months later they were engaged, and when Gloria turned 18, they were married. That was 58 years ago.

Before Ben and Gloria moved into our building over twenty years ago, they completely remodeled their unit. Their stunning home with an open floor plan and beautiful built-in cabinets has been an inspiration for other owners' renovations.

Ben and Gloria have volunteered their time through the years to make Promenade East a better place to live. Both served on the Board of Directors, including three terms for Gloria. When you admire our beautiful front lobby, think of Gloria. She was responsible for updating the interior of our building. Did you know the lobby didn't always have a fireplace? Picture orange

carpeting in the lobby and halls. The walls on each floor were painted a different color—blue, orange, yellow, etc. When you got off the elevator, you knew which floor you were on by the color of the walls. Until Gloria's makeover, we were stuck in the 70's.

Forty years ago Ben opened the now-famous Harbor Fish Market (run today by sons Nick, Ben and Mike) on Custom House Wharf. Gloria had a gift shop on Stevens Avenue until it was lost in a fire. Through the years, she worked as a buyer for Benoit's clothing store at the mall and later owned her own clothing shop on Exchange Street. Before the fish market, Ben's first business was Pine Tree Paper Company.

Both are now retired and enjoying time with their three sons and their families. Asked what they like most about living at Promenade East, Ben and Gloria gave the same answer, “I like the people.”

Travel Notes

The Maine state license plate reads “Vacationland.” Many of us take our vacations without leaving the state. Some go a bit farther. Here are some of our residents who have just returned or are getting ready for trips:

- Gunnel Hansen and Einar Juhlin toured the Southwest U.S. including the Grand Canyon.
- Nate Delois and Jenny Morrison had a beach vacation in Mexico.
- Tom Erskine and Edna Quinn are going to Russia.
- Nan Dewing and Bill Fulton spent three weeks on a boat in the Bahamas.
- Margie Thomsen is visiting cousins in Germany and Spain.



Let us include your past or future adventures in the next edition of *On the Prom*.

Social Events

Last fall we had our first annual Apple Fest in the Community Room. Remember Gail Nichols' delicious apple crisp and apple brownies and Jinnie Delano's wonderful apple pie? In December we celebrated the holidays with food and wine by the fireplace in the front lobby. Join your neighbors when we gather for a Spring Party in May. Watch for a flyer with details!