



# Candlewood Shores Tax District

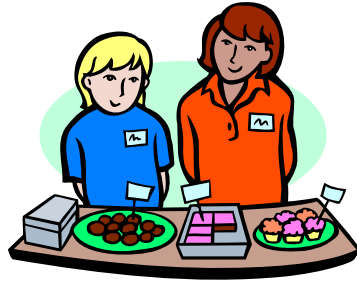


*Believe it or not, it is almost time for the holidays! This year, instead of the traditional holiday party, we will be having a holiday movie afternoon! The party will be at the clubhouse on Sunday, December 13<sup>th</sup> from 3-5 pm. We will be renting a popcorn machine and cotton candy machine and will be projecting a movie on a large screen, for a real movie theatre type experience. The movie has yet to be determined, and here is where you come in... please send any holiday movie recommendations to me at [caronjn@gmail.com](mailto:caronjn@gmail.com) as soon as possible. (Please keep it G or PG!) We also need volunteers to set up, clean up, and help work the popcorn and cotton candy machines. If you would like to volunteer, please email me at the above email address or call me at 203-740-2757. The Halloween party was a huge success because of the volunteers. I know this is a busy time of year for everyone, but any help that we could get would be greatly appreciated! Thank you so much and Happy Holidays!!*

*- Nancy Caron*



## *Annual Cookie Swap*



**Tuesday Dec 15<sup>th</sup>, 2009**

***Starting @7:30***

***In the Community Room, Administration Building,  
55 Longview Dr***

*Please come be part of a Candlewood Shores tradition that's lasted for over 20 years! It works like this: Bake 3 dozen of your favorite holiday cookie or candy. Bring them unwrapped on a serving tray along with 6 copies of your recipe (the office copier will be available). Also bring an empty cookie tin to hold your selections. You'll go home with about 1/2 a dozen each of a wide variety of goodies, that you didn't have to bake, giving you a beautiful assortment for the holidays.*

*Newcomers to the Shores--please join us--this is a great way to meet your neighbors. Old-timers--bring a friend or relative this year.*

*Please call Linda Queiroz at 775-4415 (leave a message) so we'll know how many to expect.*

# FALL 2009 NEWSLETTER

## ***Includes fall clean-up schedules!!***



The Candlewood Shores Tax District will be holding a MEET AND GREET program on Saturday October 3<sup>rd</sup> at 11:00 a.m. at 55 Longview Drive, with the three candidates for Brookfield's First Selectman.

Mr. Bill Davidson, the Democratic candidate, Mr. Ernie Nepomuceno the petitioning candidate and Mr. Bill Tinsley the Republican candidate will be participating.

All the candidates are fully aware of the challenges and the financial difficulties Brookfield is facing. This is your opportunity to learn how they intend to address these and the many other challenges the next first selectman will encounter.

You are cordially invited to attend this program to hear their ideas about how they plan to move the town forward while preserving and maintaining Brookfield's best features. This event should last about one hour.

Time permitting there will be a question and answer session.

WE HAVE SET THE DATES FOR THE FALL **TAG SALE**:

SATURDAY, OCT 3RD, IS THE INITIAL DATE, WITH THE 10<sup>TH</sup> AS A RAIN DATE. THE OFFICE WILL PLACE AN AD IN THE DANBURY NEWS-TIMES ON FRIDAY AND SATURDAY TO LET THE PUBLIC KNOW OF THE EVENT. ALSO, THE BIG SIGN WILL GO UP AT THE ENTRANCE. JUST A REMINDER: IT IS YOUR RESPONSIBILITY TO REMOVE ANY AND ALL ITEMS THAT YOU BROUGHT TO THE FIELD. IF IT DOES NOT SELL - TAKE IT HOME!!! CSTD DOES NOT PROVIDE REMOVAL SERVICES.



## **SCHEDULE & FORMAT FOR LEAF**

**AND BRUSH PICK UP:** First: the proper way to make leaf piles are to rake them to the road and make piles along the curb no higher than 4 feet and no wider than 4 feet. If you have a lot, spread them out along the curb in front of your home. **MAKE SURE ONLY LEAVES ARE IN YOUR PILES - NO STONES, STICKS, DEBRIS FROM YOUR YARDS, NO PLASTIC BAGS, etc** as that slows the process down and destroys the equipment. **BE ADVISED THAT THERE IS AN ORDINANCE ON YARD DEBRIS WHICH CARRIES A FINE.** Should the crew find additional items in the leaf piles they **WILL NOT PICK YOUR LEAVES UP** and will leave a notice on your door. If you remove the items and call the office, we shall try to come back around at the end of the cycle.

Second: Brush needs to be piled on your lawn near the road but not in the road. Anything bigger than 3" in diameter will not be picked up and must be disposed of by the homeowner.

We are not storing all the leaves here in the Shores this fall but will be transporting to the Town facilities. Please abide by the schedule unless you want your leaves left by the side of the road for an extended period of time. We have had problems in the past with leaves blowing back into yards before we can get to them. **YOU CANNOT PUT OUT PLASTIC BAGS. THE VACUUM WE USE WILL NOT WORK. THOSE RESIDENTS THAT CONTRACT THEIR LAWN MAINTENANCE AND WANT TO USE THE PICK UP SERVICE PROVIDED BY THE SHORES SHOULD HAVE THEM ADHERE TO OUR SCHEDULE AND RULES.** Don't want to wait for the CSTD crew? You can haul your own leaves to the Town Refuse. Call the Town Hall to verify the times, dates and directions 775-7318.

**THERE WILL BE TIMES WHEN WE HAVE FINISHED PICKING UP ALL THE LEAVES ON A SCHEDULED ROAD SO THE CREW MIGHT MOVE AHEAD TO THE NEXT SCHEDULED ROAD. IF YOU SEE ONE OF THE TRUCKS ON YOUR ROAD BEFORE YOUR SCHEDULED WEEK, DO NOT PANIC!! WE WILL STILL BE PICKING UP LEAVES PER THE SCHEDULE!!!!**

Should your week pass and additional leaves fall we are scheduling a last sweep of each street with the hope that the piles will be limited and speed the process up.

Please be patient if the weather throws us a delay.

If you have questions call the office.

# **STREET SCHEDULE FOR LEAF & BRUSH PICK UP:**

**BRUSH: ALL ROADS OCT 12<sup>TH</sup> TO OCT 16: ALL BRUSH NEEDS TO BE OUT ON CURB BY THE 12<sup>TH</sup> SO WE CAN GET IT ALL IN ONE WEEK!!!!**

**THE FOLLOWING IS THE LEAF PICKUP ROAD SCHEDULE:**

**Oct 19th thru Oct 30th Skyline, Mountainview & Twilight , North Clearview # 68 thru 99**

**Nov 2nd thru Nov 6th All of North Lakeshore**

**Nov 9th thru Nov 13th South Lakeshore, Dogwood. Lilac, Harvard, Longview, Berkshire, Bayview and Kellogg**

**Nov 16th thru Nov 20<sup>st</sup> Candlewood Shores Rd, South Clearview #1 thru # 66**

**FINAL DAY TO PUT LEAVES OUT WILL BE NOV 26<sup>TH</sup> (THANKSGIVING DAY) IF YOU PUT ANYTHING OUT AFTER THE 26<sup>TH</sup> THERE WILL BE A CHARGE FOR PICK-UP. WE NEED THE LAST OF THE MONTH TO FINISH THE PICK-UP AND READY THE TRUCKS FOR WINTER USE.**

# E-MAIL

## E-MAIL

You may be wondering about the new format for handing out newsletters. We can no longer place flyers in mailboxes, so for these **EXTREMELY IMPORTANT FLYERS AND LETTERS**, they are being delivered by the CSTD staff, we ask that you read through all of them as they have information that will directly affect you as a homeowner in Candlewood Shores. In the future the only newsletters received will be via e-mail. If you are not on the e-mail list for CSTD please send your e-mail address to Pat, along with your street address, to

[pat@candlewoodshores.com](mailto:pat@candlewoodshores.com). ALL mass e-mails go out blind so your address will not be listed on the e-mail. If you have changed your e-mail, you need to send the new one to the office. We get back a number of unsent mails every time the list goes out.

In the past we had a list of residents that do not have computers please resend that information to the office along with an emergency contact number. We cannot emphasize the importance of having a way of contacting each household, especially in the event of an emergency whether it is for the entire District or just your home. The office sent out an early warning to all e-mail recipients to connect to the website to see all of the enclosed flyers/news. If you did not get early notification it means the office does not have an active e-mail for you. Please send the proper address.



*The chief of the Volunteer Ambulance Association is quoted as saying " It's something that unfortunately people take for granted until such time as an ambulance, fireman or police*

*officer is needed" referring to those residents who do not have numbers on their house's or have numbers that are not visible from the street. He also states "There have been times where there's been a delay in delivering emergency services simply because of a lack of a number on the house. It's made a person's survival more precarious or their stay in the hospital longer". He also suggested that addresses in script and numbers in colors that do not stand out from the color of a house were also a problem. "We're in a moving vehicle," he said. "Even when we slow down, it's hard to read those at night".*

**If your house is not numbered or if it can't be seen from the street take this experts advice. The few bucks you spend may be the best investment you will ever make.**



*Big thank you goes out to Nancy for stepping up and volunteering for the Halloween Kid's party and the winter children's party. We need one or two more residents to volunteer to run the Christmas and Easter events for this year. If no one takes on the job all future events will be*

*CANCELLED, if you are interested in supporting the children activities in the Shores come to the Oct 21st Board meeting at the Administration building.*



*The CSTD management would like to thank the guards and gate attendants for a relatively smooth summer; we had a few bumps but for the most part it was a good season.*

*Pat also throws a thank you out to everyone who either stopped by the office or spoke to her while she was out planting and tending the gardens. Your appreciation is greatly appreciated.*

*If you are planning on leaving your small vessel or kayak at the boat ramp area over the winter, make sure that the office has a key or combination to the chain and as we might need to move the vessels during fall and or spring clean up. Be sure your number is visible. Keep in mind you must re-register next spring, and remember CSTD is not responsible for damage or loss.*

*If you are a mooring holder please make sure you can read the numbers on your buoys, a good indelible pen can be used or you can spray them again.*



*Ole man winter is right around the corner and the CSTD management wants to remind the Community CSTD has a winter/snow parking Ordinance # 1988-4. As well, the Town of Brookfield has a No Parking On Street Ordinance. The importance can not be emphasized enough. Public safety is a priority as well as common courtesy to the rest of our community.*

*On Clearview South; (#'s 1 - 53) a WINTER PARKING BAN will be in affect this year from Nov 15<sup>th</sup> to April 15th. NO parking allowed on the even number side of the street. For those WHO LIVE on the EVEN SIDE, we encourage you to please **USE YOUR DRIVEWAYS.***

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## **WHAT IS A TAX DISTRICT?**


**In 1983 The Candlewood Shores Tax District was formed by the authority of the Connecticut State Legislature to accomplish the purposes which are set forth in the Connecticut General Statutes, (CGS) 7-326. Copies of this statute can be obtained on the web under GENERAL STATUTES of CONNECTICUT**

**The legislative action gave the Tax District the authority to lay and collect taxes institute a budget and form an administration. Administrative services include initiating a Charter and necessary ordinances, collecting taxes, levying fines, maintain and operate a water system, construct and maintain roads and drains maintain and regulate the use of recreational facilities in addition to providing a broad array of services.**

**Most importantly since the CSTD was organized under the CGS the Tax district must comply with those statutes as must the Town of Brookfield. The CSTD is wholly located within the boundaries of the town of Brookfield, therefore the CSTD must also comply with Rules and Regulations and Ordinances promulgated by Brookfield's administration.**

**An advantage of the Tax District is the taxes paid are considered Property taxes and are deductible on the property owner's Federal income tax return.**












It's that time of year again...  
It's time to start planning our annual  
Halloween Party!

*This year, the date has been set for Sunday, October 18<sup>th</sup>. I have secured  
Pied  
Piper Pony Rides for the date, and they are currently scheduled from 1:30-  
2:30, with the  
party scheduled from 1-3.*

*Unfortunately last year we had very few volunteers.  
It is so important for the community to come together for these events.  
It only makes them better! Below are some suggested volunteer  
opportunities.  
Please contact me if you are interested in helping in any of these ways,  
or in any other way.*

-  *Set Up*
-  *Clean Up*
-  *Baking*
-  *Decorating*
-  *Arts and Crafts*
-  *Supervising Pony Rides*
-  *Goody Bag Assembly*

*I will happily order all of the supplies needed for goody bags,  
the piñata, drinks, cups, plates and napkins.*

*Thank you in advance for your help!  
Nancy Caron  
740-2757  
caronjn@gmail.com*

# **CSTD ORDINANCES / VIOLATIONS**

**The following are simplified Ordinances and the fines they carry: these are some of the ones that complaints are filed about more often than others.**

## **ORDINANCE #1988-1**

### **Section 7 - BALLFIELD RULES:**

***B. Dogs and other pets are permitted on the ballfield, provided that such pets are under the control of their owners or walkers at all times, and provided further that such owners or walkers shall promptly remove any and all waste left by the pets.***

***Section 8 - VIOLATIONS AND PENALTIES: CSTD reserves the right to exclude from the recreation areas any person who repeatedly and knowingly violates any provision of this Ordinance.***

## **ORDINANCE #1988-2**

### **Section 1 - CONTROL OF DOGS AND OTHER PETS:**

- A. No owner of an animal shall allow their animal to run free in the community or on the premises of another person without the knowledge and consent of the property owner.***
- B. It is the responsibility of the owner of an animal to pickup all waste of their animal.***
- C. Dogs must be leashed when off the owner's property.***
- D. Dogs roaming free will be turned over to the Regional Canine Control Officer whenever possible.***

***Although there is no ordinance on dogs barking, common courtesy goes a long way in an area that is as highly populated as the Shores. Why not try***

*putting your dogs in your back yard if they are allowed out on their own, this could possibly cut down on the noise disturbance to you and your neighbors?*

**Section 2 - DISPOSAL OF REFUSE AND WASTE:**

*E. Containers with garbage and/or rubbish shall be placed at the curb or near the front property line of the premises, preferably near the driveway entrance, no earlier than twelve (12) hours prior to collection, and shall not be placed upon the street. After collection, empty rubbish containers shall be removed promptly from the collection point and concealed from view.*

**Section 4 - RENTERS:**

*A. Homeowners who lease their dwelling units are required to furnish the names and addresses of renters, together with a copy of the lease, to the CSTD office prior to the renters taking occupancy.*

**Section 6 - VIOLATIONS AND PENALTIES:**

*A. The penalty for violation of any provision of this Ordinance, except the prohibition against disposal of refuse and waste in vacant lots, shall be a fine of not more than twenty-five dollars (\$25.00) for each offense.*

**ORDINANCE #1988-4**

**Section 3 - PARKING RESTRICTIONS:**

*. No person shall park any vehicle within the limits of any street in such a manner as to constitute a traffic hazard or to obstruct the free movement of traffic thereon, nor shall any person double park any vehicle.*

**Section 5 - VIOLATIONS AND PENALTIES:**

*A. The penalty for violation of any provision of this Ordinance, except speed limit violations and illegal parking during a storm, shall be a fine of twenty-five dollars (\$25.00) per day.*

# BLIGHT, BLIGHT & MORE BLIGHT

*The Town of Brookfield has asked for our help in informing our homeowners about the following Ordinance effective throughout the entire Town including Candlewood Shores. If you have received notification from the Town for any of the following blights please note that some of the properties were submitted by the office per the Board of Directors but many other properties were targeted by the Town themselves. The Town officials inspect the properties in the Shores on the same basis as the rest of the Town of Brookfield. Take the time to read this carefully to avoid letters and possibly fines from the Town. If you have questions on this Ordinance contact the Zoning Department at the Town Hall.*

*Approved Zoning Regulation Change  
Effective 10/23/03*

## **§242-401 D. NEIGHBORHOOD ANTI-BLIGHT REGULATION:**

**(1) Purpose:**

***It is the purpose of this regulation to promote and preserve the general health, safety and welfare of the residents and property owners of Brookfield by regulating and preventing, reducing or eliminating litter, junk, trash rubbish, refuse and debris, and other blight or potential blight in the township through the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in the Town. The regulation is also necessary to prevent any detrimental effect upon the property values of neighboring properties.***

**(2) Regulation:**

**(a) *Unless otherwise determined by the Commission, uses, items, or materials to be specifically prohibited from placement within any residential front yard are:***

**[1] *A "junk yard" as defined in §242-202 of these regulations.***

**[2] *"Litter, junk, trash, rubbish, refuse or debris of any kind" as defined in §242-202 of these regulations.***

- [3] *The parking, storage or accumulation of non-motorized vehicles or conveyances not usable for the purposes for which they were manufactured, or parts or components thereof.*
- [4] *The outdoor storage or accumulation of appliances, televisions or furniture, or parts or components thereof.*
- [5] *The parking of any vehicle except within the designated driveways and turn-arounds.*
- [6] *The parking or storage of mobile homes not meeting the minimum standards for inhabitation by humans.*
- [7] *The parking, storage or accumulation of trailers or watercraft not usable for the purposes for which they were manufactured, including parts or components thereof.*
- [8] *The storage or accumulation of:  
building materials as defined in §242-202 of  
these  
regulations (except for a project of specified  
duration for  
which a valid building permit has been issued),  
home or  
garden supplies in bulk or containerized; and  
similar  
materials.*

*Such items or materials do not include  
firewood or garbage containers awaiting refuse removal  
by an authorized waste hauler within fourteen (14)  
days.*

**(b) Side & Rear Yards**

Items and materials indicated in §242-401D(2)(a)[4-8] above, may be permitted in "side" or "rear" yards provided that they are screened from adjacent properties or from visible roadways by dense trees/shrubs, fencing or other appropriate devices.