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Christine Young, Editor

Fairgate Farm Harvest Festival

Saturday, October 28th

11 a.m. to 1 p.m.



Fun, free and open to all!

FairgateFarm.com

Board Meetings for 2017:

- ***October 25, 2017***
- ***November 15, 2017***
- ***December 13, 2017***

*The meetings will begin at
6:00 p.m. at Post House, 40 Clinton
Avenue in the first-floor
meeting room.*

Lawnhill Terrace 2 Undergoes Beautification and Physical Improvements

Charter Oak Communities (COC) is excited to announce that the second phase of renovations at Lawnhill Terrace began in September. The financing for Lawnhill Terrace 2 (LHT2) is now in place, with a total value of over \$26 million. Both private and public funding sources are involved, including The City of Stamford, State of Connecticut, COC, JP Morgan Chase, Royal Bank of Canada, and Bank of New York. In addition to providing funding, The City of Stamford also approved a tax abatement agreement controlling the amount of local real estate tax paid.

The revitalized community will look very different than the current style, inside and out. Features include attractive new kitchens and bathrooms, new heating systems, central air conditioning, new windows and doors, new siding and the repair of existing brick work, new roofs, and other interior and exterior improvements. Renovations will take approximately one year to complete.

Rippowam Corporation, COC's development arm, has worked closely with COC Property Management and COC's human services partner, Family

Centers, to ensure the smoothest possible transition during relocation and renovations for temporarily relocated and returning LHT2 residents. Residents of the LHT2 area who have moved temporarily to other areas of Lawnhill Terrace will have priority for returning to LHT2. Family Centers is also working with COC to provide housekeeping and budgeting training for returning residents.

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The transformation of LHT2 has begun! An old picture of Building 2 is displayed above. It's new appearance is the rendering below. Courtesy of Quisenberry Arcari Architects, LLC.





Employee Profile: Joe Langham



Joe Langham has been working as a Maintenance Mechanic III since January 2016. Prior to COC, Joe was employed for more than 29 years by Smith House, a 128-bed skilled nursing facility in Stamford. At Smith House, Joe became known as the ‘jack-of-all-trades’ and worked as a supervisor to 23 employees in housekeeping, transportation, maintenance and laundry. His work life became exhausting being on call 24/7 and Joe’s health was failing, so he needed to make a change.

Joe says he is delighted to be employed at COC! Helping others and taking care of people are some of the favorite aspects of his position. A

team player, Joe states, “Working with my teammates at COC has been a great experience. We share information, use one another’s strengths and come up with useful, productive solutions.” Joe likes to stay sharp and focused on the job by always learning something new and by fixing things.

Joe met his wife, Kathryn, at his sister-in-law’s wedding. Kathryn was the maid of honor and Joe was the best man. Joe and Kathryn have been married for over 25 years and have two daughters who both recently graduated from college. A close-knit family, Joe enjoys spending time with his mom, two sisters and brothers-in-law. Moments are shared cooking with Kathryn and taking motorcycle rides or being ‘Mr. Fix-It’ at home.

Joe enjoys traveling. He’s made many trips to his daughters’ colleges in Vermont and Ohio over the years, but will soon be traveling to Melbourne, Florida for some much-needed down time with Kathryn. Some of the highlights of their trip include spending time with family, golfing and visiting the Brevard Zoo to explore some of the animals on a kayak safari.

Lawnhill Terrace 2

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“This is another example of the good work that results from positive, creative collaboration between Charter Oak Communities, the City of Stamford, the State and our many private- and public-sector partners,” said Vin Tufo, chief executive officer of Charter Oak Communities. “Under the watchful eyes and expert guidance of Rippowam Corporation, this phase of the Lawnhill Terrace renovation is now underway, and I’m confident the results will be astounding for our residents, their neighbors and the community.”

The contractor for the renovations is Viking Construction, which also performed the first phase of renovations at Lawnhill Terrace. The work is being supervised by the architect, Quisenberry & Arcari, also the architect for Phase 1, and by Chris Warren and Megan Shutes of Rippowam Corporation, the real estate development and asset management affiliate of COC, in coordination with the Lawnhill Terrace property management team.

Park 215 Development

Progress on Park 215 is well underway! On the corner of Stillwater and Merrell Avenues, it is at the doorstep of Stamford Hospital and adjacent to Lione Park. The five-story, mixed-use development that contains four floors of residential along with ground floor commercial office space is currently on schedule to be weather-proofed this fall to allow for the installation of the electrical, mechanical and plumbing to continue into the winter.



Aerial photograph courtesy of Viking Construction.



Resident Profile: Ysidro, Belin & Family

Ysidro and Belin, residents of Lawnhill Terrace, are grateful to call this COC community their home. They moved to the United States two years ago, relocating from the Dominican Republic to Washington Heights in Manhattan, which lead them to their current home here in Stamford. Although difficult to leave family in the Dominican Republic and Manhattan, Ysidro knew Stamford could offer his family a better quality of life.

Raising their daughters—six year old twins Natalie and Natasha, and two year old Isabella—are Ysidro and Belin's priority. They are excited with the services and amenities Lawnhill Terrace and Stamford have to offer their family. Ysidro explains, "I'm delighted with the safe environment, community services and public schools. These qualities made it easy to relocate my family."

Life is busy raising three girls and having Belin work as a home health aide. Natalie and Natasha completed the 2nd grade in June, and the twins were enrolled in the Lawnhill Terrace after-school program where they would do their homework and enjoy playtime with their friends. Ysidro and Belin are pleased with their daughter's progress in school and want to encourage them to continue learning English.

Ysidro and Belin also are happy with the people they are surrounded by at Lawnhill Terrace. Ysidro explains, "I'm delighted with Property Manager Jamie Perna and Resident Service Coordinators Mirlande Pressat and Ramon Lara who always listen to residents' concerns and provide a valuable service. I'm grateful to COC and Family Centers and would like to extend my gratitude for their support."



The family enjoys traveling and would like to visit Ysidro's father and brother in the Dominican Republic sometime soon. The family has enjoyed a wonderful summer season taking picnics to some of the many Stamford parks. Cove Island Beach has been one of the family's favorites!

Proper Disposal of Grease

NO GREASE

POURING FOOD, OILS, AND GREASE DOWN THE DRAIN IS DESTRUCTIVE AND COSTLY!

Beware the F.O.G.

Prevent the CLOG



In an effort to keep our community safe, please share these tips with friends and family:

- Grease should not be disposed of down the drain.
- Frying grease should be cooled and placed in a container.
- After the grease becomes firm, dispose in the regular trash or recycle at the City waste oil recycling center.



Harvest Festival

Fairgate Farm ~ 129 Stillwater Avenue

Saturday, October 28th from 11:00 a.m. to 1:00 pm

Celebrate the Season's Bounty with fresh organic fall vegetables, farm tours, kids crafts, cooking demonstrations, recipes, food samples, and music. Fun, free and open to all!

Our Fairgate Farm Experience

By Samuel Ambroise, Resident Service Coordinator, Family Centers

This summer, residents of Stamford Manor and their Resident Service Coordinator Samuel Ambroise decided it was time for a field trip to Charter Oak Communities' Fairgate Farm, located on Stillwater Avenue in Stamford. The consensus of the residents was that the farm was impressive and a great learning experience for everyone.

And, the residents had so much fun that they agreed they would be returning on a regular basis!

Fairgate Farm Manager Pete Novajosky shared a wealth of knowledge on plants, farming, respecting nature and how the farm is growing a local food system for the community. Pete gave us a tour of the farm, compost area and greenhouse and spoke of the wide variety of fruits and vegetables grown there. He also explained how a few of the fruits and vegetables are grown and sustained for additional seasons. The

residents asked Pete a lot of questions pertaining to the composted soil, such as "What is it made from? How is it created, and what are the benefits it provides to the farm?" Pete was terrific and answered all our questions on the rich soil the compost produced as fertilizer for the plants. He also explained that the volunteers from

the community do a great job helping to maintain the farm and that it is truly a team effort.

A highlight of the trip was when Pete gave a healthy-cooking demonstration using zucchini. Next, he prepared a cucumber salad with the Farm's fresh organic produce. Never before had we tasted something so fresh and delicious! To end our field trip,

Pete showed us how to pick ripe corn husks and even let us take some fresh organic produce home. This was an amazing experience enjoyed by all!

