



March 25, 2026

Dear Candlewood Knolls friends and neighbors,

The snow piles have finally melted! It has been a long, difficult winter in our little part of Connecticut, but the weather is finally starting to turn and it's nice to see everyone out and about again. Before we know it, we'll all be launching boats, uncovering the deck furniture and cleaning our grills as we get ready to enjoy the warmer seasons at the Lake!

Since we no longer need to send out CK stickers for our cars, we made the decision last year to save some time and expenses and start communicating more through email and the website. Please make sure to sign up for the Community Emails on our website (under Services) and if you change your email address, please let the office know.

Last summer, the tax district approved the lease (to own) of the Kubota and boy did it get a workout this winter! In some areas, the snow piles were as tall as the houses, so being able to move that snow after plowing was very important.

While our maintenance crew has been occupied more than they would like with snow removal this winter, they're also getting ready for the busy Spring. Many have asked about all of the sand on the roads, and our plans to clean that up. We had to use a lot more sand/salt mix than usual this winter due to the icy conditions, but we will have a street-sweeper coming through in the early Spring.

We have a number of infrastructure projects planned for April, including some catch-basin and drainage pipe replacements. We will communicate beforehand so that everyone is aware of the work and possible traffic interruptions.

The Knolls entrance will get a nice face-lift this Spring. Thanks to a generous donation from a group of residents that wish to remain anonymous, we will be getting new CK signage at the entrance and on the stone wall by the office. The

beautification committee, led by Marie Knox, also have big plans to spruce up the landscaped Island across from the mailboxes.

In the Clubhouse, we had our floor re-finished in March and it looks great! Many of our bar stools have broken over the years (possibly from overuse?), so we stocked up on 10 new ones, and they'll debut at the Memorial Day cocktail party. We also replaced two broken AC split units, so the system will keep us nice and cool and run more efficiently this summer. And new to the kitchen is an electric warming unit, generously donated by John and Florence Iavarone. Finally, we had electrical wire-bonding work done at the clubhouse that will help protect our expensive components like the water pump panel and security camera hardware from damage due to lightning strikes.

At our beaches, we will be putting down new sand this summer and refurbishing the picnic tables that have suffered from wear and tear over the years. There will be a brand-new table at North Beach too thanks to some community members who offered to build a new one for us there. We will also be replacing chairs for the beaches this Spring.

In the office, if you haven't met our new Office Administrator, Meagan Santavicca yet, please make sure to stop at the office and give her a warm Knolls welcome! Meagan joined us in January. She and her family live nearby in New Fairfield.

Remember to keep the office updated with anyone renting your house by providing us with their information - see the CK website for specific information to submit to the office if you are renting (short or long-term), especially given the gate system.

I would like to personally thank my fellow board members and all the community members that volunteer and willingly give their time to make Candlewood Knolls such an incredible place. It takes a lot of effort making sure the Knolls runs smoothly and the board puts in countless hours volunteering their time to help make it possible.

Below you will find important information about upcoming meetings, the CK Children's Program, Security, the Water Authority and the 2026 entertainment schedule.

Community/ Tax District Meetings

May 2, 2026	12:00 PM	Preliminary TD Budget Meeting
May 16, 2026	12:00 PM	TD Budget Vote
July 10, 2026	7:00 PM	Annual Community Meeting
Sept 6, 2026	4:00 PM	Annual Tax District Meeting & 2 nd Community Meeting

Candlewood Knolls Childrens Program

CKCP is excited to announce another fantastic summer planned for 2026! Camp will run for seven weeks, from June 29th to August 14th. Parents can register campers for the entire season, weekly, or daily. We extend our heartfelt gratitude to Emily Farucci for her contributions over the past two summers and congratulate her on welcoming her first child in January. We're thrilled to share that Phil Passaro will return as Head Counselor after taking a few summers off. He's already gearing up for the season and can't wait to start stocking up on his favorite ice pops!

Entertainment

The entertainment committee has put together the following activities for 2026. An updated calendar will also be available on the CK website.

May 23	Memorial Day Cocktail Party
Jul 4	Pancake Breakfast
Jul 11	Bocce Night
Jul 18	Family Picnic
Jul 24	Golf Outing (Knolls hosts)
Aug 1	Clambake Party
Sept 5	President's Dance
Oct	Halloween TBD
Nov. 28	Tree Lighting

Marine

Boat registration forms are now being accepted, and an online form will be available on the Candlewood Knolls website Marine page shortly. Please remember that while we will do everything that we can to accommodate all requests - boat, PWC and kayak space is not guaranteed. Please complete your forms as soon as possible so we can determine availability and make assignments appropriately.

As a reminder, in addition to supplying a copy of your registration each year, *proof of insurance for your boat is now also required each year.* Please see the updated Marine Rules and Regulations document available on the Candlewood Knolls Website for more information. The docks will become available for use as soon as the lake reaches the correct operating level, and the docks have been securely anchored. **Please do not put your boat at the dock until you receive an email blast, or it has been posted on our website!!**

Last Fall, we invested in new weather resistant buoys to mark our anchors through the icing and thawing cycle. This will protect our investment in anchors. We also reclaimed many anchors and chains during the drawdown, which will allow us to increase the numbers of anchors on our boat docks this season.

Water System

The Water system is operating smoothly and efficiently. We are meeting all state requirements for quality water. We have three active wells to supply our water needs.

We continue to make payments back to the State on the 20-year low interest loan we incurred for the tank upgrade project. We continue to use the CKWA Fiscal and Asset management plan as mandated by the State to stay in budget. In last year's mailing, we noted this plan includes a yearly rate increase so that we can continue to fund needed capital improvements for our water system without incurring large rate increases or more loans. We raised the rates this year and decided to go with the same monthly fee across the board which is \$40 per month for a stockholder and \$80/month for a non-stockholder. This removed some of the past inconsistencies in fees between seasonal and yearly service lengths. We also

removed some of the extra fees such as for turning off/on water on different dates than the 3 we post. Hope everyone successfully navigated the new electronic registration form. The yearly water service payments are due back by April 1st.

This summer we have our annual CT Department of Public Health Sanitary Survey. The state visits our site once every three years and inspects our entire water system and reviews our fiscal policies and the Operating & Maintenance manual/procedures to make sure our Water system is operating according to State and Federal mandated guidelines.

We continue to update the CK website with Water Authority information and forms. The annual Water Quality Consumer Confidence Report (CCR) will be issued before the summer via email and be linked to the website and posted on the community bulletin board. The CCR contains detailed information about our water system and water quality for the previous season.

Security

Because of the gate system, we will no longer be issuing security-stickers, so if you still have any from prior years, hold on to them because I have a feeling that they may be a Childrens Program scavenger-hunt item someday!

Summer Security will start on Friday June 26th and will be covering the hours of 6:00 PM to 2:00 AM every night. This year, there will be no daytime coverage due to security gate operations.

The gate system is in its second year of operation and operating well. This winter was tough with prolonged intense cold and large amounts of snow, and it operated well with few hiccups. If there are any questions about the gate operation or need for a refresher on it then please email gateadmin@candlewoodknolls.com and we will assist you.

I hope everyone has a wonderful Spring, and I look forward to seeing everyone soon!

Warm Regards,

Ken Keenan

President, Candlewood Knolls