

Cedar Hollow Association Spring Newsletter

April, 2010



The Spring Newsletter contains information on the election of officers, spring clean-up, helpful website links, parking rules and regulations, call of committees, changes to state laws, and reminders.

ELECTION OF THE BOARD

Elections for the board were held at the annual meeting in February. We would like to welcome our new volunteer, Yaroslav Skoplyak. The officers elected were as posted:

Co-Presidents: Kathy Hoesel and Julie Rader

Vice President: Ken Rousseau

Recording Secretary: Sue Smith

Treasurer: Diane Hall

Board Members: Mike Salmon, James Dionne, Ken Merrill and Yaroslav Skoplyak

SPRING CLEAN-UP

The spring clean up by our landscaper will be taking place soon. In preparation the board will do a walk-around on April 21, 2010 weather permitting. This newsletter will serve as the warning for all unit owners to see that the limited-common and common areas adjacent to your unit are cleaned up of winter items and this will avoid any fines to be incurred and noted during the walk-around. This includes both the front and back decks of the units as well as the adjacent space. You can refer to your By-laws and the Rules and Regulations for more detail. Remember, in order for our landscapers to keep the areas between the decks cleared out for access to meters and gas lines, all items must be removed from those areas. Bikes must be stored on back decks only and not in between the decks. Any obstruction to these areas for mowing and meter access will be removed. If you are a new owner or renter and have any questions please see a board member or write your question to www.cedar-hollow.com.

There are several landscaping suggestions from owners that the board would like to address but labor cost prohibits us from doing so. We have several members we have acknowledged in the past who have done wonderful work and would like to ask for volunteers from those who enjoy gardening to join a committee. If a group would like to make a plan and propose it to the board we can evaluate what we can afford to provide and work together on beautification projects for the complex. Please contact a board member or make contact on the website if you are interested.

Lawn Applications by Savatree/SavALawn

1st app - early **April** 2nd app - early to mid-**May** 3rd app - mid to late-**June** 4th app - late-**July/mid-August**
5th app - late **Aug/Sept**

You will be aware of the notification tags on the property and at the entrances. It is best to not walk or have animals on the lawn for one to two hours after treatment.

WEBSITE LINKS

There are several websites that owners might find useful listed below:

- 1) Energy Savings (you can reduce your electric bill by selecting your electrical producer of choice)
http://www.ctenergyinfo.com/display_rates.htm

- 2) Assistance for Elderly and Disabled. (Transportation, events, services)
Elderly/Disabled Transportation 860-258-2701 (8:30 am – 10:30 am only)
<http://www.ci.rocky-hill.ct.us/DeptPages/humanSvcs.htm>
- 3) Community Living Information (state website) All the new laws passed in this legislative session.
<http://www.ci.rocky-hill.ct.us/DeptPages/humanSvcs.htm>
- 4) Community Living Information (national website)
<http://www.caionline.org/Pages/Default.aspx>

PARKING POLICY

Attached you will find a proposed policy that will be implemented by the Board of Directors to be included in the Rules and Regulations. The rules are in the current Rules and Regulations and the registration proposed will assist in seeing that they are adhered to. The objective is:

To ensure that ONLY Cedar Hollow residents are parking on our property.

To enable Cedar Hollow management to identify owner(s) of vehicles parked on our property in case of plowing events and emergencies.

To alleviate the lack of available visitor parking for unit owner's guests.

All owners have 10 days to submit concerns, issues and suggestions to the Board. Suggestions must be submitted in writing to PO Box 382, the website, or given to a Board member. The board will then meet to consider all suggestions and vote on a final policy. The final parking rules will be issued thereafter and you will be given 30 days to comply upon issuance. Non compliance is stated in the document.

KEEPING COSTS DOWN

Don't forget to submit your e-mail address on our website, www.cedar-hollow.com so that you can get all you information electronically and save mailing costs. Any other suggestions for committees are most welcome. Due to the importance of the information regarding the new parking policy the Board made the decision to mail all unit owners paper copies of this newsletter. We would love some suggestions from unit owners as to how we might see ways to cut down on our costs. Every late fee, every violation of laws, all cost each of us money that would be better spent on the upkeep of the community. Mortgage restructuring as well as first mortgage rates are affected by the amount of delinquency and foreclosures on our books.

REMINDERS:

When doing any renovations to your unit please consult your owner's manual for required approvals and permits, use of dump areas, and responsibility to the Association.

Each owner has a responsibility for their animals to not infringe on the rights of their neighbor or the Association to obey the laws both for the complex and the town of Rocky Hill.

PLEASE NOTE THAT THE CEDAR HOLLOW PHONE NUMBER IS FOR EMERGENCY USE ONLY. OUR BUSINESS/PROPERTY MANAGER HAS BEEN RECEIVING NUMEROUS CALLS FROM RESIDENTS WITH REQUESTS THAT SHOULD BE PUT INTO WRITING AND MAILED TO THE P.O. BOX 382 OR EMAILED AT THE WEBSITE. PLEASE BE AWARE THAT WE DO NOT HAVE A FULL-TIME MANAGER ON SITE.

Respectfully submitted,

The Board of Directors, Cedar Hollow Association