

Winter Newsletter

December 2, 2009



The Winter Newsletter contains information on the budget, tennis court sale, clean up, roofing project, Ames property, snow plowing, and conservation.

BUDGET FOR FY 2010

The budget has been prepared, scrutinized and voted on by the board. We are happy to report there will be no increase to the association fees this year despite an expensive roofing project this past year. The budget also reflects an anticipated increase in our reserves so we can be prepared for the next costly project. It's currently a small amount but at least a step in the right direction. A copy of the budget will be posted online (www.cedar-hollow.com) and also distributed to those without internet access. Owners are asked to review the budget and your comments can be addressed at the board meeting held Wednesday, December 16th, 2009 at the Community Center, 6:30 PM.

TENNIS COURT SALE

We have been working hard to finalize the sale of the tennis court. We were able to get more than the required 75% of unit owners to agree to the sale but continue to struggle through the legal process to complete the sale. You have all received the letter asking for your mortgage information and we need that to complete the process. Please forward the information as soon as possible to the PO Box or to any board member.

FALL REMINDER Follow up

We noticed during the late fall walk around that many people have covered their air conditioners and we want to thank you for that. It will help a great deal in extending the life of the air conditioners. While the association will continue to replace the original air conditioners as budget allows, all air conditioners that are not originals will only have replacement of the compressor. All other expenses related to the replacement will be at the unit owner's expense (see Bylaws). You will need to provide your own cover but we can provide assistance in placing it over the air conditioner if you will contact us. The covers are widely available at most hardware stores and discount centers and can be reused each year. You can also simply use a plastic tarp with a couple of bungee cords if you are unable to find an air conditioner cover.

ROOFING PROJECT

A new roof has been put on the 500 building due to numerous problems with the old roof. Many of the problems were attributed to a fire in that building at one time in the past and the roof never withstood the attempted repairs. We also made repairs to two other buildings and hope that we can weather out the time allotted to the roof replacements on all the other buildings. Thank you everyone for your patience and cooperation during this process. Thank you to our property manager for being on top of the project and keeping the vendor true to the contract. Mr. Dionne has construction experience and is invaluable as our on-site project manager.

PROBLEM WITH AMES PROPERTY

Again, thanks to our property manager who noticed an odor in our drain basin behind the 300 building, we have notified and worked with the DEP to rectify the problem. While we don't have all the answers at this time and we wait on further actions and reports, we ARE staying on top of the situation and welcome your questions at the board meeting on the 16th. Our preliminary reports are satisfactory for us but Jen Reilly, who has a professional background in environmental remediation as well as a few others in our complex are overseeing this issue and will continue to see that our issues are addressed. As we have information we will relay it to the association members. We have formed an Environmental Committee that Jen Reilly has agreed to chair. If you have any interest please contact any board member with your contact information or send a note to the post office box or website.

SNOW PLOWING

I know most of us don't even want to think about it but our first snowfall is right around the corner. The new company we hired this past year to do our landscaping will also be doing our snow plowing. During the storm the main roadways will be kept open. With that in mind, please do not move your cars to the two entrances until the storm is over. Parking spaces will not be plowed until the storm has stopped. As soon as the storm is over please prepare your car(s) for moving by removing the snow and making sure it will start so when the snowplowing crew get to your area you will be ready to move it. When the plows are ready to clean the parking spaces the drivers will honk the horn in front of the building as he begins to plow. Since it's not always easy to hear the horns please also keep an eye out for the plows.

It is anticipated the same order for plowing as used last year will again be used. As a reminder and for our new owners the order for plowing is as follows:

- Front of the 400, 500 and 600 buildings
- Front of the 100 building (do not park in front of the mailboxes for that building)
- Front of the 200 building including the building side of the island
- Front of the 300 building and the first four spaces facing the woods to the south
- The dumpster side of the island in front of the 200 building and the spaces for the 300 and 500 building and visitors facing the woods
- The parking spaces to the side of the 600 building and visitor spots near the pool

Once your building's area is clear and the plow has moved on to the next area please return your vehicles to your own spaces. We request that you do this promptly so those in the next area can move their cars easily. Please be aware that moving too early and parking in a common area or not moving promptly will cause congestion and not allow for efficient snow removal. Also, all vehicles must be moved even if you have shoveled around them. This allows the plow to do entire parking areas from one end to the other and to push the snow to the appropriate areas in the complex. If you will not be available to move your cars after the storm please make arrangements with a trusted neighbor to move them for you. Any vehicles not moved will need to be towed and the cost charged to the unit owner. Please let the drivers do their job, if you have an issue with the snow plowing bring it to the board's attention and we will discuss with the contractor. Everyone should have received a container of ice melt for use on their front steps. Thanks again to the property manager for picking up and delivering these.

GREENING AND SAVING MONEY

In going over the budget we tried to look at areas of cost increase and address them with all the unit owners. As costs go up we need to find ways to not raise our community fees. You will notice in the budget that we are now paying \$14,500 per year for water usage. Last fiscal year we spent an additional \$3,500 over the budgeted amount. If everyone would be conscious of their own usage as well as toilets and faucets that need to be repaired it would not only reduce our cost but contribute to a greener society.

Facts for you: just a faucet dripping slowly at only one drop every two seconds will waste more than 1,000 gallons (3.7 m3) per year. <http://www.allianceforwaterefficiency.org/Fix-a-Leak-Week.aspx?terms=leaks>

If you have large items you need to dispose please contact the Town Hall to request a pickup. Do not place these large items either in or next to the dumpster unless you have already made arrangements with the town for pickup. Also, if the dumpster near your building is full please take your trash to the other dumpster, do not place the trash on the ground around the dumpster.

WEBSITE COMMUNICATION

Just a reminder and notice to new owners that we have a website (www.cedar-hollow.com) which is available to help us not only cut the excessive cost of mailing 80 newsletters but also an effort to make our community more environmentally conscious. We are again asking that those of you who have computer access either at home, the public library, or elsewhere, go to our site and sign in by sending us an email in the feedback section. If you would please state that you can receive your newsletter this way we will see that all information is emailed to you. Currently, over half of the unit owners received their newsletters and other notices this way. We will also send a broadcast email alert when we post something of importance on the site. We encourage you to check the site from time to time for useful information and communication contacts. For those owners who do not have any computer access we will continue to send the newsletters by US Postal mail. Please help us reduce costs for everyone. Any of these things we can each contribute helps the bottom line for us all. As previously stated we will not give out your email to any other entity. If there is anyone willing and able to help with maintaining the website the board would love to hear from you.

PET OWNER RESPONSIBILITIES

*As stated before this will continue as long as the board continues to have owner complaints. Please read both the State, City and Association rules on dog ownership. **Fines are applicable.***

PROPERTY CLEANUP

An apology from the board for the misunderstanding about the placement of objects under the deck. We tried to amend the rules as suggested by a unit owner to allow items under the deck if they were in sealed containers. Since this procedure caused so much feedback from owners and disregard, the board has no choice except to state that there will be nothing stored under decks. This way there will be no room for judgment or question.

Some general items to keep in mind related to general clean-up:

*Bikes are not to be kept on front porches. Please store your bikes either on or in front of your BACK deck of your unit making sure they are not in the common area where the lawn is cared for as discussed in previous newsletters. No personal property should be stored between or under decks.

PLEASE NOTE THAT THE CEDAR HOLLOW PHONE NUMBER IS FOR EMERGENCY USE ONLY. OUR PROPERTY MANAGER HAS BEEN RECEIVING NUMEROUS CALLS FROM RESIDENTS WITH REQUESTS THAT SHOULD BE PUT INTO WRITING AND MAILED TO P.O. BOX 382.