



This Newsletter contains information on the winter plowing season, a welcome to new members of the community, unit owner keys, status of search for property management company, and reminders.



THE PLOWING SEASON IS HERE!

Everyone knows the difficult task of moving 150 cars or more so that the plowing can be done in an efficient amount of time. We have spoken to our contractor and he has submitted his plan based on his experience from last year. We are attaching his procedure on the last page of this newsletter so that everyone is made aware of how we can best move this amount of cars and get large amounts of snow removed in rather tight areas. Do not voice your concerns to the contractor. You must call the business manager Jim Reilly or submit your concern on the website or in writing to the PO BOX. This should help everyone understand that just one car not moved in an area of parking can cause three or four spaces to be inaccessible. Even if you shovel around your own vehicle it still needs to be moved so the plow has access to the entire area. The bottom line for us all is that we all must be aware of the snow fall, look and listen for the plows, and please stay away from the plows and the area during the storm. We offer anyone with health needs to request assistance from the board or a neighbor so we can complete the task in a timely manner. Unfortunately for those who do not move their vehicles, we have no choice but to have your vehicle towed at your expense so please read and understand the procedures as outlined on the last page of this newsletter.

This process means that during the winter months if you are going on vacation, away for the weekend, you will need to make arrangements for your vehicle to be moved or off the property. If you have an unattended vehicle on the property during the day of heavy snow, you will need to make arrangements for it to be moved.

ICEMELT

The board has supplied each unit owner with one container of icemelt for the season. Please purchase additional if you find you need it.



NEW NEIGHBORS

We have several new neighbors this year and we would like to WELCOME all of you. If you have questions or need community information, check out our website or give any board member a call.

MESSAGE BOARD

Don't forget about checking the message board for important announcements. We also try to keep up with all announcements on the website along with helpful information as well as the Association webmail.

BOARD NEWS

The board has voted to seek out a Property Management Company to manage the business of the Association. We are interviewing companies and will let you know when we have made a decision. Rules states that, a unit may not be conveyed pursuant to a time sharing plan as defined under Chapter 734b of the Connecticut General Statutes nor may a unit be conveyed to any type of Corporation (C Corp or LLC).

The board has proposed expanding that rule to state that the owner must reside in the unit for one year before being able to rent the unit. You are invited to send comment to the board by December 10th. If there is no call for further discussion the rule will take effect December 15, 2010.

KEYS

In the past the board has requested that the Association have a copy of each unit owner key for use in case of emergency only. Due to the increased risk of liability, it has been determined that we will no longer hold keys for the units. Should emergency entrance be needed, the police will be called and they will make entry in whatever way they deem necessary. If you choose to allow a neighbor to handle your key in your absence, that is your decision. If you want work done in your absence, you may make a written agreement with the parties involved. Please call 860-462-6571 by JANUARY 3, 2011 to request your key by or the keys will be destroyed.



REMINDERS

Air conditioners: The board would like to ask everyone if they will please help with the upkeep of air conditioners. Whether yours is old or new, each one needs to see that they are covered every winter as all of us have a stake in taking care of our equipment. The cost is reflected in the budgeting of the common fees. Covers are inexpensive and priced at Ocean State Job Lot they are only under \$10.00.

Rubbish Removal: Please remember the changes to recycling and how to deal with large bulky items. Please call (860) 258-7709 to schedule the pickup. We want to remind everyone there is **no charge** for this service. Once you have called to arrange the pickup please place the item in parking space #382 which is next to the recycling bin near the 200/300 buildings. If you have questions please call or check out the website and previous newsletters. Please remember the Association does not allow **dumpster diving** due to the concern over privacy and identity theft. Here is a website which allows you to post any items still in usable condition that you might like to give away - www.freecycle.org.

Electronic Mail: Don't forget to submit your name on our website (www.cedarhollowcondos.com) or send an email to cedarhollowcondos@gmail.com so that we can get information to you electronically and save on printing and mailing costs. Any other suggestions for committees are most welcome. We are working on the Bylaws and the Rules and Regulations and would like your assistance.

Insurance: Insurance certificate is available on the website under the Condo Documents tab. We have also placed a link on the website where you can make a request to the insurance company regarding having your mortgage company listed as an assignee.

Parking Stickers: If you are blessed with a new automobile, don't forget to get a new sticker by sending an email to cedarhollowcondos@gmail.com or a quick note to the PO Box.

Christmas Decorations / Disposal of Christmas Trees: All Christmas decorations must be removed within 30 days of the holiday.

Here is the town's process for collection of used trees - **DO NOT PUT THEM IN THE DUMPSTERS!**

CURBSIDE CHRISTMAS TREE COLLECTION

WHEN: Begins the next weekday after New Year's Day and continues until no trees are left. The Christmas tree collection is weather dependent. If it snows, or there is a forecast of inclement weather, or winter season supplies need to be replenished, Christmas tree collection will be suspended until more important winter related operations are completed. Residents can bring their Christmas trees to the Transfer Station at no cost.

WHAT: Christmas trees only.

HOW: All Christmas trees should be cut to a size that is safely handled by one person. Remove all ornaments, lights, nails, tree stands and bags. **TREES SHOULD BE PLACED CURBSIDE AT EITHER ENTRANCE TO CEDAR HOLLOW.** Do NOT put them by the dumpsters!

HAPPY HOLIDAYS TO ALL

PLEASE NOTE THAT THE CEDAR HOLLOW PHONE NUMBER IS FOR EMERGENCY USE ONLY. ROUTINE MAINTENANCE REQUESTS MUST BE PUT IN WRITING AND MAILED TO P.O. BOX 382 OR EMAILED TO cedarhollowcondos@gmail.com.

PLEASE READ THE IMPORTANT INFORMATION ON THE NEXT PAGE

CEDAR HOLLOW 2010 – 2011 SNOW PLOWING PROCEDURES

The process for plowing that I feel will be the easiest for you and I will be as follows: I will start with the area in front of the 600, 500, and 400 buildings (Area 1). All the residents that park in this area should move to either the **Pratt St. entrance main road** or on **the other side of the speed bump in front of the 500 bldg.** They should remain there until I can finish this area. If they choose to move on the other side of the speed bump they need to be **at least 30 feet past the speed bump.** All snow will be pushed towards the 100 bldg.

The **second area** will be the 200 bldg. and all the residents that park in between parking spaces numbered 70 thru 83. Also, at this time all residents that park in front of the 100 Bldg. should move their vehicles. These residents can move their cars to **within the square in front of the 600, 500, and 400 buildings** or to the **other side of the island where the visitor parking is.** Also, if they choose to move within the square in front of the 600, 500 and 400 bldg., they need to **park at least 30 feet from the speed bump that is in front of the 500 bldg.** We will need to back up the trucks in this area to push the snow up the main road towards Glastonbury Ave. I do not want anybody parking their cars on the main road from the Glastonbury Avenue entrance.

The third area will be the **300 bldg.** and all the residents that park in numbered spaces 57 thru 94, 69 thru 83 and all visitor spots. These residents can move to any area as long as they do not get in our plowing path. The path for this area is as follows: **one truck will be backing up towards the 200 bldg. and the other truck will be backing up towards the 100 bldg.** Residents should not be parked in these paths.

The last area will be the parking area by the side of the pool. These vehicles can move anywhere at this time.

Please do not drive in circles once you have moved your vehicle. Please find a spot to move and stay with your vehicle unless you are moving another vehicle. Also, please don't drive or walk behind the plow trucks as this will interfere and slow down the process. If one of the plow drivers asks you to move your vehicle please do so. In prior year there were numerous occasions where discussions took place with various residents about why cars could not be moved. Again, this slows down the process and in the time that was spent arguing your spot could have been plowed. Additionally, while you are waiting for us to plow your area or spot please be considerate and wait until we have completed the entire area. Just because we have done your spot does not mean we have done your neighbors'. The plow driver will give 3 short beeps to let everyone know it is okay to move back in your spot.

Thanks,
Rapid Removal