



CEDAR HOLLOW
www.cedarhollowcondos.com
Rocky Hill, CT 06067

Newsletter September 2012

Managed by Elite Property Management, LLC
Farmington, CT 06032
Manager Deana Barber
860-678-8300

We have had both a productive and eventful summer. The pool seemed well used and the people who volunteered made it possible for all those who enjoyed it. Thank you to those that gave their time and hopefully we will see more volunteers for next year before we burn out those that stepped forward to help avoid a costly hiring expense.

FALL CLEANUP

Fall is a time to prepare the property for clean up before winter. The MAINTENANCE STANDARDS will assist you in the responsibilities of maintaining your home. Please make sure you check and change your FURNACE FILTERS every 3 or 4 months and have your furnace checked every year or two depending on the age of the furnace. Please also check the batteries in your smoke and carbon monoxide detectors.

IMPORTANT - Please take note of the attached notice regarding the covering of your air conditioner. You have until October 15th to comment on the ruling and also to request a cover should you need one.

Contractors will be doing roof and siding repairs during the day light hours in October. We understand there can be noise associated with this project but please understand the need for the repairs.

If you have anything planted in the small area directly off your deck in the back of your unit it is your responsibility to keep it weed-free at all times and prepare it for winter.

We will soon be receiving bids for the plowing/landscaping season and once secured we will send out information on the process for plowing. Let's all hope we get another easy winter like last season!

BUDGET

The board has prepared a proposed budget. We need unit owners to participate in the adoption of the budget scheduled for the next meeting on October 17, 2012 at 7:00 p.m.

PARKING

With the recent restriping of our parking lot the parking spaces were lengthened. Please park your vehicle so it does not over hang onto the lawn. This will allow the landscaper to mow more efficiently and protect your property. Thank you to all who have complied with the parking rules and vehicle registration. Please keep in

mind that if you purchase or sell a vehicle you must remove and report the old sticker as destroyed and obtain a new registration from Elite Property Management. If you have visitors on the property, kindly instruct them as to our rules so that they do not unknowingly make offenses or get towed off the property. The parking of unit owner vehicles in visitor parking spaces is strictly prohibited.

RENOVATIONS

Are you doing any renovation in your unit? Make sure you check your documents or with the Elite Property Management to see if any permits or board permissions are required. No footprints may be changed in units. Also please be aware of bulky waste and recycling rules. Keep in mind the aluminum electrical implications and insurance issues. All this is either in your Association book or has been distributed as separate notices during the years of projects. Please call the management company if you have questions.

VOLUNTEERS

Please share your email address with us (cedarhollowcondos@gmail.com) so you can be notified of any condo news.

We also have a website you can access with information about our Association www.cedarhollowcondos.com.

Reasons to Volunteer for Your Association:

- Protect your self-interest. Protect your property values and maintain the quality of life in your community.
- Help correct a problem. Has your car been towed or do you think maybe maintenance has been neglected?
- Give back. Repay a little of what's been done for you.
- Meet your neighbors, make friends, and exchange opinions/ideas.
- Get educated about community living. Learn how it is done. Association will help with this.
- Express yourself. Help with creative projects like community beautification.

IMPORTANT REMINDERS

- ✓ Please read the important documents sent out on insurance matters. This information is for your protection.
- ✓ Please make yourself aware of all the rules regarding the use of generators in case of emergencies.
- ✓ No wood is to be stacked on or under the decks.
- ✓ Do not store or place anything under or between the decks.
- ✓ No pets may be tied up on the property. Pets must be leashed at all times on the common property.
- ✓ Check the message board for important announcements. We also try to duplicate notices and newsletter on the website but please keep in mind both are maintained by volunteers.