



CEDAR HOLLOW CONDOS
www.Cedarhollowcondos.com
Fall Newsletter/Important Information 2014

Another season is upon us and quickly followed by winter. Hope everyone had a great summer with our break of beautiful weather. Its time to prepare for winter and still enjoy the out of doors.

Contacts: As you know our management company is Phoenix Property Management in East Hartford. Mike is no longer our property manager and is being managed now by the co-owner, Lynne McCarron. The contact information is on the bottom of this letter. We have also posted it on the website. We have moved the meetings to the fourth Tuesday of the month unless posted otherwise.

Please let us know your email addresses by going to our website at www.cedarhollowcondos.com and by filling out the information for contact requested by Phoenix. If you have not done so please contact their offices now. While there are certain documents that we still must use the US postal service for, we would like to use electronic mail as much as possible and so would Phoenix. Phoenix is using the Pitera System for contact information and that will progress with more information this year. All emails should be addressed to them. We will let them explain the usage of their system. If you have not given them your contact information you will not be notified of emergencies, plowing timing, etc.

We would like to again thank the volunteers who allowed us to keep the pool open and running smoothly. Ken Rousseau, Sue Smith, Kathy Hoesel, Curtis Grey, Cindy Cooper, and Ed Malek. We cannot do it without your dedication. Thank you.

Snow Plowing: Attached are the winter Snow Plowing directions and they are posted on the website. PLEASE make certain you read and follow these so we can avoid towing of vehicles and everyone's expense and slowing down this important activity.

MONEY The board has worked hard to present you with a budget that does not include a raise in fees even with raises of our insurance and vendor costs. We have major construction issues to address in the complex from siding, roofs, windows and decks and we are looking at alternative ways to fund these, SO In the spirit of trying to save expenses here are the items we need everyone to address to prepare for the winter months:

- ✓ Cover your AC units with the cover we provided to all owners requesting one unless you have one of your own. These are vented so NO tarps are to be used. New owners should have one as part of the unit. We saw several left out in the summer heat on decks and this only ages them sooner and is not appropriate care. Please fold and store inside during the warm months. This is an example of costs that you can control. Call Phoenix if you did not receive one last year and need one now but only one is issued to a unit.
- ✓ See that your deck is clear of storage and debris before the snow falls. If decks are kept clean and free of heavy snow, they will last longer and be less of an expense to all. They need to breath.
- ✓ Make arrangements during winter to have your vehicles off the property during work hours and/or to have someone move your vehicle if you are away for any length of time during winter months. You are responsible to make your own arrangements for your vehicles. You may leave on a Friday and we can have a surprise snowstorm during that time. All cars are towed at the owner's expense. *To explain: when you do not move your car, the piles around it cause the person next to you to be boxed in and as it melts ice forms which causes the Association (all of us) a liability if there is a fall. Towing costs vendor time and all of us money.*

- ✓ Please see that if you are away during winter months that you keep your heat at a minimum of 58 degrees so there is no freezing of pipes. Check your hot water heater for signs of age deterioration as well as washing machine hoses.
- ✓ We once again mention the high cost of water which your fees pay for. Any leaking faucet or toilet can cost the association a great deal over time. The MDC is still increasing our costs to pay for CT infrastructure so PLEASE see that you maintain your unit's water sources so we can all benefit from that savings
- ✓ Please refer to your **Maintenance Standards Requirements** and **Landlords**, please see that your occupants have this information. All claims whether the owner's or the Association's will only cause higher insurance rates for all. You might want to ask a neighbor to check on things if you are away. Again, please see that Phoenix Management has your emergency numbers.
- ✓ A few of us have had new/more insulation and vents addressed in our attics so if interested in information which will lower heat costs and stop ice damming. If you want more information ask Julie or use Julana4@outlook.com

Maintenance Update: We have now completed the replacement and repair of the ends of several buildings that we had to address with urgency and we will now move onto the fronts and backs of the buildings as soon as possible. Our buildings are 40+ years old and age and the poor construction of the 70s is showing. Timing of supplies and weather may force us to wait until spring but want you to know that we are addressing in the order of worst cases first per a professional inspection.

Reminders: As we have mentioned before we have many more young children in the complex and not only do all unit owners need to slow down to the 10 MPH speed limit and keep a watchful eye, but we ask that parents also be aware of the busiest times for traffic both of unit owners and delivery trucks that seem to come at the after work hours. Other people do use our driveway as an access road and they often do not abide by our rules. We do have large grassy areas for play that are much safer than the driveways; especially those at the main drive-through areas. Also, please remind members of your family that light poles, utility boxes and drains are not objects to play on. We don't want anyone to have an avoidable accident. For those that are new in town, both Rocky Hill and Wethersfield have some lovely parks for families. Check them out on the web.

All vehicles on property in assigned spaces must be registered with Phoenix and stickers appropriately placed on vehicles. All overnight visitors must use the unit owners hang tags made visible.

We are forming a committee to review, revise and update all of the Association Documents. We will NOT begin work until after the holidays, but we need to put a committee in place now. These documents belong to everyone so if you want to be part of the changes, please be part of the solution. The more we do in preparing our documents, the less the legal fees. The board cannot do it all. This is a way to contribute with a shorter term commitment. Please let Julie Rader know at Julana4@outlook.com or call the Phoenix and leave a message with Janel. We are **ALWAYS** looking for new board members to be part of the condo managing solutions. Please contact a board member or come to a meeting. We welcome your concerns and ideas.

Thank you, Your Board

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Board

*Julie Rader, President
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