



CEDAR HOLLOW FALL NEWSLETTER 2015

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As we welcome the fall season at Cedar Hollow we also have quite a few new owners/renters to welcome into our community. We hope the owners will join us at our monthly meetings to introduce themselves and both owners and renters can register their emails to receive news and notices at www.cedarhollowcondos.com and of course with Phoenix Property Management. If you have any questions about the community please call Phoenix or ask a board member.

A few Fall Reminders:

- Make sure that if you have a **fireplace** you have turned in your inspection papers to Phoenix Property Management. These were due September 30th and there are no exceptions.
- Use the appropriate **cover provided** for your air conditioners as you prepare for winter.
- We are in the **hurricane season so** please secure any items on your deck and property that might be caught by the winds.
- Check the **maintenance standards that have been mailed to you** and protect your unit and your insurance. Have you had your dryer vent cleaned recently? Have you changed your furnace filter? Ck: www.cedarhollowcondos.com.

Parking Issues

We know some are tired of this issue but Cedar Hollow has limited parking and most everyone has two vehicles (or more); therefore the reason for rules. We need all residents to know **where their** guests (or vendors) are parking. We get calls when owners come home and find someone parked in their parking spaces and not able to find the owner. People double parking for extended periods blocking the resident vehicles. If you have an overnight guest, we issued yellow tags to be used and these are for guests, not for extended residents sharing your unit on a regular basis. These people need the owner to rent a space for them. You may post a request on the mailbox to rent someone's free parking space or join the neighborhood site: NEXTDOOR <https://nextdoor.com/> and put your request there also. Yellow curbs designate **NO** parking. Only the 600 building has a 10 minute loading period since they do not have curbside parking available. Everyone needs to be responsible to their neighbors. All owners and renters vehicles must be registered with Phoenix Property Management and display a sticker issued by them. **PLEASE DO NOT PARK YOUR VEHICLE ON A DRAIN FOR ANY REASON.**

Winter preparation

As much as we hate to admit we can have early snow falls here in New England. In preparation please fine the attached **plowing procedures** we all must follow as we work with our vendor Sanzaro for the coming season. If you have questions please contact Phoenix and someone will get back to you with answers. These are also posted on our website at www.cedarhollowcondos.com. **Please** make sure all drivers in your unit are aware of the process and **landlords**, please see that your tenants get a copy of them. If anyone might need assistance for health reasons please let Phoenix know and the board will address individually.

ICE: We have both tarmac walks and driveway, and cement steps. This requires different products to melt the ice. Sanzaro is going to try a new ice removal product that is more environmentally safe (Safer-than-Salt) and **will also provide owners with a small amount of the proper product for our cement steps if you will put a container on your front step once the snow and ice begin to fly.** Sanzaro warns that the

commonly sold calcium chloride pellets many of us purchase works on the ice but destroys the cement structure.

Understand this is New England and we cannot have 24 hour service to clear all the elements all the time. We all have to use common sense when going out the door CAREFULLY in these winter months.

Fall Projects: We still have major capital projects and maintenance issues. By now you should have a copy of the budget to review before the vote in November. Please don't hesitate to ask questions. We are exploring solutions through a loan and possible assessments. You will be informed and part of the process.

IMPORTANT REMINDERS



RENOVATIONS (Repeated)

Are you doing any renovation in your unit? Make sure you check your documents or with the Phoenix Property Management to see if any **TOWN PERMITS** or board permissions are required. No footprints may be changed in units. This is also important to ensure **insurance** coverage. Keep in mind the aluminum electrical wiring implications and insurance issues affect any insurance coverage both personal and community.

Please be aware of bulky waste and recycling rules. All this is either in your Association book or has been distributed as separate notices and you can check with a board member, www.cedarhollowcondos.com or Phoenix.

All vendors doing work in units **must present** the association (through Phoenix) with their license and insurance information. This is an insurance issue for all of us and owner's responsibility.

- **Pets** must be walked on leash to the perimeter of the property (this means behind the units at the edge of the property; NOT ISLANDS/MAILBOXES OR YOUR NEIGHBOR'S YARD) to relieve themselves, bag it and dispose properly. Do not allow your pet to urinate or defecate in the front of your unit, your neighbors or the islands in the parking lots. It damages the grass and you will be responsible for the cost of repairs. Please keep in mind we have many children who play in the grassy areas in the complex. These are all Rocky Hill ordinances. Is your dog registered with the town?
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 still have our website used for sending out community messaging. You must register through Phoenix to be notified of condo business or emergencies.
- **Landlords** are responsible to see that their tenants have All information about rules and community issues. All rented units should send the lease to Phoenix and register all automobiles for their unit.
- **PARKING RULES ON WEBSITE** – www.cedarhollowcondos.com

Meetings are the 4th Tuesday of the month at 6:30 p.m. at the Congregational Church. If changed it is posted on mailboxes or emailed. Once again, like all home-owners there are many things individuals can do to reduce our costs and preserve the work that is done. The costs of the work increases yearly and it takes all of us to help keep our budget working for us. Be informed and see if you can be *part* of the solutions. **Please consider offering to help the Board as a committee member or board member. It doesn't matter if you have been in the community for two months or thirty years, we can use the help.**

If you have any questions or concerns please call Lynne McCarron at Phoenix at the number listed above. PLEASE SEND US YOUR EMAIL IF WE DO NOT HAVE IT. cedarhollowcondos@gmail.com

THANK YOU, YOUR BOARD