



CEDAR HOLLOW FALL NEWSLETTER 2018

Managed by Phoenix Property Management, LLC
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Again we are being blessed with another season of great weather so far. We hope all our new owners will join us at our monthly meetings to introduce themselves. We hope everyone enjoys the benefits of knowing we have new roofs on all the buildings and mother nature blesses us with another easy winter. Both owners and renters can register their emails by making sure they are registered with Phoenix Property Management and/or sending your contact info to cedarhollowcondos@gmail.com. This is important to get any NOTICES of information both urgent and informational. If you have any questions about the community, please call Phoenix or ask a board member.

IMPORTANT LEGAL REMINDER

Please make yourself aware of the federal, state, city and condo law that does not allow any bedroom to be in the basement of our condos because there is not a legal exit. Our windows are too small. Due to the age of our units we have experienced occasional gas and CO leaks that are not always detected in a timely manner for anyone sleeping in the basement. Remember you share common air through the common pipe placements.

A few Fall Items:

- Use the appropriate **cover provided** for your air conditioners as you prepare for winter. Each unit was issued one which remains with the unit. DO NOT WRAP with tarps. It harbors moisture. We see a lot on them at this time.
- We are in the **hurricane season** so please listen to news and secure any items on your deck 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? Check out on: 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. 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. PLEASE DO NOT PARK IN FIRE LANES. Yellow curbs designate **NO** parking. A few moments of unloading for 600 building is allowed; not parking. 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.

PLEASE DO NOT PARK YOUR VEHICLE ON A DRAIN FOR ANY REASON. We recently had them repaired.

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. DO NOT expect the vendor to wait on you to move your car when they are at your building. The rules 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-thanSalt) 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.** PLEASE- Sanzaro warns that the commonly sold calcium chloride pellets many of us purchase works on the ice but destroys the cement structure. DO NOT USE IT. PLEASE SWEEP OR SHOVEL ANY RESIDUE ON STEPS WHEN POSSIBLE. 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 an in proper attire, in these winter months.

IMPORTANT REMINDERS



RENOVATIONS (Repeated)

- **All vendors** doing work in units **must present** the association (through Phoenix) with their license and insurance information. This is an insurance liability 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 ANYONE'S YARD) to relieve themselves, bag it and dispose properly. 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 a copy of 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

WEBSITE: www.cedarhollowcondos.com

USER ID: cedarhollow

PASSWORD: rocky06067hill.

THANK YOU, YOUR BOARD