



CEDAR HOLLOW

www.cedarhollowcondos.com

PO Box 382

Rocky Hill, CT 06067

Newsletter July 2010

This Newsletter contains information on the opening of the pool, reminder of rules, new laws concerning renovations to complex, vendor requests, and reminders.

CEDAR HOLLOW POOL SEASON

The pool has been opened with many kudos to the team of Lorraine and James Dionne. They scrub, clean and beautify the entire area. Our request is that we all say thanks by taking care of it the way they do by following all the rules. There are posted rules at the pool and there are more details in your handbook as well as on the website and posted to our new bulletin board. Please see that you lock the gate when you leave to prevent unauthorized use. Anyone who does not observe the rules risks losing their pool privileges. If you have any questions please see a Board member or send us an email. Hours are 8:30 am to 8:00 pm.

MESSAGE BOARD

A new message board has been installed opposite the 100 building and will be the place for notices concerning all business of the Association. It will not be a place for personal notices unless they are of interest to the entire community and are approved by the Board. (Ex: someone looking to rent a parking space or an Association activity).

PARKING REGISTRATION

Thank you to everyone who sent in your registration forms in a timely manner. Your cooperation is greatly appreciated. For those who have not done so yet note the last day for compliance was the 15th of June. Any unit owner vehicle parked on Cedar Hollow property without a decal displayed will incur a fine of \$25 per day. Please make sure you have applied your decals to the back of your rear view mirror.

SPRING CLEAN-UP

The grounds are looking good now that we are getting all the weeds under control. Please refer to your handbook if you question any use of the common and limited common areas. We have had a few volunteers to help keep the place at its best and we thank each and every one of you. Anyone wishing to contribute please notify any Board member and we will put you in touch with others. We have also hired a resident who is doing a wonderful job to clean up the front bushes and make things look neater.

WEBSITE LINKS

There are several websites that owners might find useful and we will continue to list them on the website at www.cedarhollowcondos.com. New ones will also go up on the message board. One new one is listed here:

To be notified in case of town or national emergencies you can register at this site. When you get to the website simply click on the Code Red Information and Registration box in the lower left corner. <http://www.rockyhillpd.com/index.html>

If anyone would like to share a vendor's listing on our website, send us an email and we will contact them and get permission before we post their name.

IMPORTANT NEW LAWS

- 1) **See the attached letter from our insurance agent to address your own content insurance.**
- 2) The Federal Government has passed a **RENOVATION LAW** that makes it imperative that all renovations to buildings built before 1978 must be certified that no lead paint is being disturbed in any way except by certified vendors to handle such matters. Cedar Hollow was built in 1973 and 1974. The new law is going to be handled much like the asbestos and radon has been. This has put an added strain on our window installation as each one must have a test done and if lead is present it will add another \$800 to the project. You will also be held accountable if you do renovation without the proper certification and the penalty fines are very steep both for you and the person performing the work. We will post a link to the new law on the website. Please notify the Board in advance before any renovation so we can all be in compliance. Thank you.

KEEPING COSTS DOWN

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 would love some suggestions from unit owners as to how we might see ways to cut down on our costs. Every late fee, every violation of laws, all costs each of us money that would be better spent on the upkeep of the community. Mortgage refinancing as well as first mortgage rates are affected by the number (percentage) of delinquency and foreclosures on our books and we get calls on this every time a unit owner seeks bank financing.

AIR CONDITIONERS

While the Association replaces the ORIGINAL air-conditioners the bylaws state we are actually only responsible for the compressor. All other air-conditioners (other than the original ones) will follow the rules of replacement. Please see that you maintain your own air-conditioner by keeping the casings clear of all the debris periodically and changing your furnace filter by checking every few months. A small soft brush will remove the collection on the old ones and a gentle hosing on the newer ones will remove the pollen and debris from the trees and grass. It will also save you energy costs. Please cover your air-conditioners in the fall with an in-expensive cover.

DUMPSTERS

Please call the town for pick up of larger items left in the dumpster area and do not leave them over 24 hours before you schedule pick-up. Please schedule a pickup by contacting Glen Parent by calling his office at (860) 258-7709. Keep the doors closed at all times both for the odor containment and to keep wild life from seeking out food sources.

REMINDERS

Each owner has a responsibility for their animals to not infringe on the rights of their neighbor or the Association and to obey the laws both for the complex and the town of Rocky Hill. Dogs must be leashed at all times. Walking your dog to the perimeter of the property to do their business and proper disposal is required. (Not your neighbor's yard or the islands on the property). We have also had complaints about cats in several buildings that are using the neighbor's mulch as a litter box, walking on cars and digging up plants in gardens and potted plants. Please be responsible for your pets and keep them on your own property. **LOOKING FOR NEW BOARD MEMBERS. CONTACT US IF INTERESTED**

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 BE AWARE THAT WE DO NOT HAVE A FULL-TIME MANAGER ON SITE.