

Spring Newsletter

June, 2009



The Spring Newsletter contains information on the new Cedar Hollow website, landscaping, dog owner information, fines imposed for illegal parking, pool status, Spring clean-up and hints to help keep all of our costs down.

LANDSCAPING

As you may have noticed we have hired a new landscaper, Rapid Response LLC. So far our new contractor has jumped right in with the Spring grounds clean up and mowing. Our regular mowing day will be on Wednesdays, weather permitting. We expect our new company will be working as hard to continue to keep our grounds looking good. We ask that you all observe your responsibility to keep items out of the way of the mowing and trimming. Also please note that we have a contract with specific agreements and if you have any comments or issues you must address them to the board through the business manager, Jim Reilly (see contact information). Please do not ask the landscaper for special work unless you agree to pay for it. Remember that he has to manage his work load so he is not obligated to accommodate special requests. Many of our owners have done some landscaping of the common areas for us such as the entrances, the plantings at the mailboxes, the ends of the 100, 200, and 400 building and the entrances to units. **A special THANK YOU to all you for sharing your special talents, time and expense with all of us.**

PET OWNER RESPONSIBILITIES

Again we must ask that all unit owners with pets **please** remember that you live in a shared community and it has become very evident some dog owners are **not** cleaning up after their dogs. The ruined lawn areas are subject to fines and fines will be imposed when reported. **NOBODY** wants poop on their lawn or walk. Please also dispose of your dog waste properly – which means placing it in the garbage. There are condo rules as well as town rules and fines. We have asked that you leash and escort you dog to the outer areas of the property. The same fines will be imposed on unleashed dogs. Just as important for some, the rules state cats are not allowed to dig in plantings, roam on peoples decks and cars. All unit owners are encouraged to monitor this and report violations in writing to either the email address or the PO Box 382. Thank you so much to those owners who continue to comply with all these concerns. Also, per our rules and regulations, you are not allowed to have any pet attached to a rope, chain or leash which is tied to a deck, railing or on any common area, including trees or stakes in the ground. This can potentially result in a choking hazard for small children and it also interferes with the lawn mowing. Any such item must be removed immediately or it will be removed by the Association.

WEBSITE COMMUNICATION

As you all were notified, we have a new website (www.cedar-hollow.com) that is available to help us not only cut the excessive cost of mailing 80 newsletters but also an effort to make our community more environmentally conscious. We are again asking that those of you who have computer access either at home, the public library, or elsewhere, go to our site and sign in by sending us an email in the feedback section. If you would please state that you can receive your newsletter this way we will see that all information is emailed to you. We will also send a broadcast email alert when we post something of importance on the site. We encourage you to check the site from time to time for useful information and communication contacts. For those owners who do not have any computer access we will continue to send the newsletters by US Postal mail. Please help us reduce costs for everyone. Any of these things we can each contribute helps the bottom line for us all. As previously stated we will not give out your email to any other entity.

KEEPING COSTS DOWN

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 cost each of us money that would be better spent on the upkeep of the community.

POOL

The pool is now open. We have so been able to take care of the immediate issues that will allow us to open the pool. The pool has been scrubbed by Mr. Dionne and all the pool area. Much to our pleasure we have appointed Mr. James Dionne as the Pool Manager and he will oversee all the contractors dealing with the pool. He and his wife have done an outstanding job of caring for the pool and for keeping the board abreast of all the issues. Please do read your rules and regulations for the pool use and help us all take care the area. Ask either in writing or through the web if you have any questions or concerns. All we need now is some sunshine to enjoy the summer months.

SPRING CLEAN-UP

The board recently issued letters to unit owners with specific items needing their attention. These items needed to be taken care of by the end of May. The end of May has come and we had the final walk around this week. We want **to thank all of the owners** who have addressed their own clean up. It is appreciated by everyone. Any items not addressed by the unit owner will be handled by the Association at the unit owner's expense. Please refer to your letters as well as any mess that has been created since the letter was issued. Also keep in mind we are trying to contract for the washing of decks so they will need to be clear and accessible. You will be notified when the power washing will start so we can all cooperate. In the meantime there are two helpful hints for mold on wood; one is white vinegar and sun and another is 1 cup of regular laundry detergent and 1 cup of bleach with a gallon of hot water. Remember, we all have an interest in improving and enhancing the appearance of the Cedar Hollow community. Much of what you do keeps our expenses down.

Some general items to keep in mind related to Spring clean-up:

*Bikes are not to be kept on front porches. Please store your bikes on or next to your deck in the back of your unit making sure they are not in the common area where the lawn is cared for.

*Only one spare propane tank is allowed for a total of two tanks per unit. Any others should be disposed of properly.

*Gardens and/or flower beds in the front and back of your unit should not extend more than three feet and must

have a straight edge to facilitate the mowing and trimming done by the landscaping company. If it is overgrown and unkept we will assume it is to be mowed by the landscaper.

PARKING

Parking has become a serious problem for all the Cedar Hollow community. Residents are using our visitor parking for their own vehicles when it is made clear when purchasing a unit that you only have two parking spots assigned to a unit. It is unreasonable to look at the community and not realize that if you have a need for more this is a problem. Due to the abuse of several owners we will have to go by the rules and issue fines for each day of each occurrence. Trading vehicles with the spaces does not negate the abuse. You might also note that these are two bedroom units and basements are not to be used as bedrooms and can be subject to serious town and state violations. The recent tax inspection revealed some violations that have recently been brought to our attention. Please also remember that all of these issues of abuse cost the community time and money in legal fees.

MISCELLANEOUS IMPORTANT NOTES

*There are late fees of \$25 applied to condo fees postmarked after the 10th of the month. Paying late costs us all money and not paying consistently can result in legal action. If you are in arrears, paying only a portion of the over-due amount does not negate fines. See the problems below that relates to this issue of delinquent payments.

*It has come to our attention as people try to restructure their mortgages that when our association has a number of delinquent condo fees, banks will not lower interest rates or give second mortgages. Aside from causing extra costs for everyone it also makes resale of property undesirable and in this economy the banks are looking in much more detail.

*If a service person is called by the association for your unit it is your responsibility to make certain they have clear access to where ever the problem is. They are not expected to clear a path to an air-conditioner, furnace, or deal with your animals so please cooperate since management has had complaints from our vendors and we do not want to lose their service. Thank you for your cooperation.

*Please remember to slow down when driving through the parking lot. We have children who live and play in our community. Be safe – slow down!

*Everyone living here has a copy of the community's current rules and regulations. It might be helpful for everyone to review them as to owner's responsibilities and certainly if you have questions you may contact a board member. The Rules and Regs are in the process of being updated and will be shared when completed. Those renting units are to be made aware of all rules and information by their landlord.

PLEASE NOTE THAT THE CEDAR HOLLOW PHONE NUMBER IS FOR EMERGENCY USE ONLY. OUR BUSINESS/PROPERTY MANAGER HAS BEEN RECEIVING NUMEROUS CALLS FROM RESIDENTS WITH REQUESTS THAT SHOULD BE PUT INTO WRITING AND MAILED TO THE P.O. BOX 382. PLEASE BE AWARE THAT WE DO NOT HAVE A FULL-TIME MANAGER ON SITE.