



Cedar Hollow Association Spring Newsletter

May 2011

The Spring Newsletter contains information on the election of officers, spring clean-up, helpful website links, reminders and information about a **Community Tag Sale**.

It has been a long and eventful winter but now we can hopefully look forward to some sunshine. We also are transitioning from a self-managed complex to a professional management company and we all have things to learn.

ELECTION OF THE BOARD

The Board of Directors elections were held at the annual meeting in February. We would like to welcome our new board member, Frank Kelly. Due to a recent resignation your current Board of Directors is as follows:

Co-Presidents: Kathy Hoesel and Julie Rader

Vice President: Ken Rousseau

Recording Secretary: Sue Smith

Treasurer: Randy Lynn

Members at Large: Ken Merrill, Yaroslav Skoplyak and Frank Kelly

SPRING CLEAN-UP

The spring clean up by our new landscaper will be taking place soon. In preparation, members of the board along with the Property Manager and landscaper have completed a walk-around earlier this week. Many of you will receive reminder letter from the management company regarding clean up of either your front porch area or the deck in the rear of your unit or other rule violations. You can refer to your By-laws and the Rules and Regulations for more details. Remember, in order for our landscapers to keep the areas between the decks cleared out for access to meters and gas lines, all items must be removed from those areas. Bikes, strollers, toys, etc. must be stored on the back decks only and not on front porches or in between the decks. Any obstruction to these areas for mowing and meter access will be removed. We also are working with our landscaper to remove some of the very old or damaged shrubs and replacing them with plants better suited for each area. Please do not plant anything in the front of your unit – this area will be maintained by the landscaper. If you have any questions please contact the management company at the number shown below.

RESPECT FOR THE COMMUNITY

We will just make some reminders here PLEASE

- Dogs must be on a leash at all times in the common areas. Animals cannot be tied to your deck, front porch railings, trees or any other structure. Walk your pets on the PERIMETER of the grounds to do their “business”. This does not mean the island areas of the parking lots or the mail boxes and definitely not right in front of your unit or your neighbors.
- Please dispose of all waste properly bagged and in the dumpster. If you use one of the plastic pooper scoopers your dog’s waste must still be bagged and placed in the dumpster. Do not dispose of it in the woods, sewer drains, or directly in dumpster without bagging.
- Please dispose of all bulky waste by calling the town for pick up and placing the items in the parking space next to the 200/300 dumpster area. As a reminder, the number to call is (860) 258-7709 and there is no fee charged by the town for pick up.
- When doing any renovations to your unit please consult your unit owner’s manual for required approvals and permits, use of dump areas, and responsibility to the Association.
- Please observe the **speed limit**. We have many children who live here.

LAWN APPLICATIONS

The lawn applications this season will be done by SavaLawn. In addition to the normal treatments (fertilizer, weed control, insect treatments and grub prevention) we will also be receiving a slit-seeding program in hopes of bringing back our lawns after a terrible summer and winter last year.

Schedule:	1st Application – Early/Mid Spring	2nd Application – Mid/Late Spring
	3rd Application – Early/Mid Summer	4th Application - Late Summer/Early Fall
	5th Application – Fall	Grub Treatment – Fall

You will be aware of the lawn treatments as the company will post notification tags on the property and at the entrances. It is best to not walk or have animals on the lawn for one to two hours after treatment.

COMMUNITY TAG SALE

A community wide tag sale is being planned for Saturday, May 21st from 9:00 a.m. to 3:00 p.m. with a rain date of June 4th. Please contact Randy Lynn no later than May 13th if you plan on participating. Randy can be reached by calling (860) 529-8525 or sending an email to randy.lynn@unisonec.com.

KEEPING COSTS DOWN

Don't forget to submit your e-mail address to cedarhollowcondos@gmail.com so you can send some of your information electronically and save mailing costs. We will still have periodic mailings but will try to limit those to save on costs. We also try to keep the Association's website updated - www.cedarhollowcondos.com. Please address all leaks both inside and outside the units. This is a cost we can all help control. 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 or rule violation cost each of us money that would be better spent on the upkeep of the community. Refinancing interest rates for all owners as well as first mortgage rates are affected by the amount of delinquency and foreclosures on our books.

WEBSITE LINKS

There are several websites that owners might find useful listed below:

- 1) Energy Savings (you can reduce your electric bill by selecting your electrical producer of choice)
http://ctenergyinfo.com/display_rates.htm
- 2) Assistance for Elderly and Disabled. (transportation, events, services)
Elderly/Disabled Transportation 860-258-2701 (8:30 am – 10:30 am only)
<http://www.ci.rocky-hill.ct.us/DeptPages/humanSvcs.htm>
- 3) Community Living Information (state website) - all the new laws passed in this legislative session
<http://www.caict.org>
- 4) Community Living Information (national website)
<http://www.caionline.org/Pages/Default.aspx>

The Board of Directors, Cedar Hollow Association

Elite Management
Sheila Duncan, Property Manager
(860) 678-8300

10 Melrose Drive
Farmington, CT 06032