



CEDAR HOLLOW MIDWINTER NEWSLETTER 2018

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This is the month of our Annual meeting where we ask owners to elect board members. We have a lot of new owners, so we hope all our new owners will join us at our monthly meetings to introduce themselves. All owners are invited to run and join the board of directors by filling out the attached form. All board members are volunteers. We also have committees we would like to form to address needs of the community. We hope everyone enjoys the benefits of knowing we have new roofs on all the buildings. Between the new roofs and insulation project we have heard many say their units are much warmer and ceilings dry. Owners are required to, and renters are encouraged to, send their emails to management 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. Contact information is for your safety and information of emergencies within the complex. 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 Condo Business Items:

- 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.
- PLEASE read the rules about our trash and bulky waste disposal. On the dumpsters there are signs with the trash company's requirements and it has been much abused this year. Remember this is a community that you share with others. Vendors may not use the dumpster for construction materials or bulky waste. All boxes are to be **broken down** and trash and bulk may **NOT** be left outside the dumpsters. Bulky items may be left in parking spot #382 ONLY and call the town for pick up (860-258-7709). Normal trash pickup is Monday (if not a holiday) and Thursday. Details are on town website with list of acceptable items.
- 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 should 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 and trying to protect the work.**

- A note of information: Cedar Hollow is working on updating the condo documents to get into compliance with all the state laws changed since our documents were originally drafted. Once the committee has completed the review there will be a meeting with our attorney to present changes to all unit owners.
- We are installing LED lighting around the complex which should save a large amount on our electric bill according to Eversource.

Some helpful info for the community:

- We recently spoke with the cable companies and a hint for all; if you experience freezing screens or intermittent interruptions, call for service right away and as soon as three or more call from an area, it triggers a service to the area. Don't assume others are calling but you can notify us on website if you can.
- Let your neighbor know if you are away for an extended time in case there is an emergency in the community.
- In case you missed it in mailings, know you can have automatic payments set up for your fees and not worry about late fees or domestic mail delays.
- If you have helpful hints, email to website and we will share.

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? If you are away, is your neighbor being exposed to excessive barking? No pets may be tied up on the property. Pets must be leashed **at all times** on the common property.
- We do have our website used for sending out community messaging. Phoenix uses Plera and 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.

If you have any questions or concerns, please call Luis Bruno or Mandie Kimball 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 VOLUNTEER BOARD