

Fall Newsletter

October, 2009



The Fall Newsletter contains information on the possible tennis court sale, words of thanks to all the volunteers, our new property manager, pet owner responsibilities, property clean-up and parking.

TENNIS COURT SALE

We have been working hard to finalize the sale of the tennis court. We were able to get more than the required 75% of unit owners to agree to the sale but continue to struggle through the legal process to complete the sale. Hopefully, by the time of the next newsletter this will be a done deal.

THANK YOU

You may have noticed more and more people are sharing their landscaping talents with all of us. We have seasonal flowers in pots at some of the mailboxes, fences have been cleaned, the plantings at the entrances are weeded and cared for continuously and new pavers in front of some mailboxes. Thank you again to all of you who have generously donated your time and talent to make our little community a better place to live. If we each put just a little bit more effort into doing our part it will make a world of difference.

The pool of course is now closed and we want to thank James Dionne and his wife Lorraine for all their volunteer work. They have cleaned, maintained, painted and done daily upkeep of the pool which is not a small matter and done this for us out of the goodness of their heart and caring for the community. Thank you from the entire community. We hope our aging pool will appreciate all the care and stay with us a few more years. Everyone can help them by following all the rules necessary for maintaining a community pool.

And, thank you to Mickey Meade for organizing the Cedar Hollow tag sale.

NEW PROPERTY MANAGER

The Board is excited to announce that James Dionne has agreed to volunteer his services as our new Property Manager. He has already been actively involved in the roofing project for the 500 building. You will also see him around the property overseeing various other projects, doing small repairs, and checking for possible violations of the rules and regulations. Please continue to submit in writing to the PO Box any issues you want addressed. If it is an **emergency** James can be contacted at 860-462-6572.

FALL REMINDERS

Jim Reilly will be sending out letters to all fireplace owners for your inspections notices. You are asked to have the fireplace cleaned and inspected and send in the proof it was done or sign that you never use your fireplace.

We also would like to ask that everyone please take the time to cover your air conditioner in preparation for the fall and winter. It benefits all of us if we do whatever we can to keep them clean from leaves and debris and lessen the wear on

the units during the winter. You will need to provide your own cover but we can provide assistance in placing it over the air conditioner. The covers are widely available at most hardware stores and can be reused each year.

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.

ROOFING PROJECT

We have nearly completed the planned roofing project for this year and hopefully are all set for the winter. We want to thank everyone for their patience and cooperation during the project

PET OWNER RESPONSIBILITIES

This is going to be a repeat from the last letter until we solve this issue for the sake of a healthy and clean community. 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. Dumping in the drains only hastens the pollution of ground water and is strictly forbidden. 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 for urination but dumping feces in the woods off the property again gets into the environment. 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 and discarded by the Association.

PROPERTY CLEANUP

We did get most of the units cleaned up this spring and summer and thank you to everyone who worked on their own areas. Please do not return items to the area between the decks as it hinders the access to meters and buildings. The landscapers have agreed to continue to keep the weeds down in these areas but only if we keep them clear of items. If the landscapers have to remove any items from between the decks the unit owner will be responsible for the cost. Many of us have the “beanstalk” from years ago and we found that if you cut it down, put a hole in the stalk and pour vinegar in the hole, it *should* kill it.

A unit owner asked for us to consider the use of sealed (with cover) plastic storage bins to be placed neatly under their deck with garden tools and other non-harmful items in them. The Board gladly accepted the suggestions and asks that you put your unit number on the bins. Please be aware that these should be loosely placed and not crowded so that air may circulate underneath the decks.

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

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

*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 un-kept we will assume it is to be mowed by the landscaper.

PARKING

Parking continues to be a problem for 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.

In addition, we have noticed an increasing problem with either unit owners or visitors parking in other unit owners' assigned spaces. Unit owners are responsible for notifying their guests of the parking rules. Please also make sure you only park your vehicles in your assigned spaces not your neighbors. Vehicles illegally parked in another unit owner's space are subject to immediate towing at the expense of the vehicle owner.

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 NUMBERS 860-462-6571 AND 860-462-6572 ARE FOR EMERGENCY USE ONLY. OUR 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.