



CEDAR HOLLOW

www.cedarhollowcondos.com

PO Box 382
Rocky Hill, CT 06067

Newsletter October 2010

This Newsletter contains information on the fall season, new laws and some repeated request for owner cooperation as well as information for our new unit owners.

CEDAR HOLLOW POOL SEASON

Thanks again to the Dionne's for their tender care of our swimming pool and the area surrounding it. They go way beyond the status of volunteer as paid pool care has never been this good. They have taken years off this aging pool and many more people enjoyed it this year.

MESSAGE BOARD

Don't forget about checking the message board for important announcements. We also try to keep up with all announcements on the website and folks, we are still asking for anyone who would like to assist in keeping up the news on the website.

BOARD

Lorraine Dionne has now joined the board as treasurer. James Dionne will step off the board but remain our volunteer property manager.

FALL CLEANUP

Everyone is doing a great job helping us keep the common and limited common areas clear. As you notice we had a lot of trimming and weeding done. Hopefully some of you might enjoy just spending a few moments outside pulling out the new growth of weeds in your gardens to help keep this up. 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. Every little bit helps in this economy.

AIR-CONDITIONERS

The board would like to ask everyone if they will please help with the upkeep of air conditioners. Whether yours is old or new, each one needs to see that they are covered every winter. Just a reminder that each of us has a stake in taking care of our equipment. The cost is reflected in the budgeting of the common fees. The board only pays for the compressors of air-conditioners as set forth in the by-laws. Please keep in mind that unless your unit is an original unit (green carrier compressor unit) you own your unit and that should replacement be required in the future the Association will only pay for the compressor. You will be responsible for the rest of the outside unit (other than the compressor), the inside coils and the line that runs from the inside coils to the outside unit. We will continue to honor an old practice of replacing the original units as budget allows but keeping all owner items, bushes, etc., away from the units is the job of each unit owner. We have the landscaper keeping the weeds down but only if the space is kept clear. Covers are inexpensive and priced at Ocean State Job Lot they are under \$10.00

IMPORTANT NOTICE ABOUT RUBBISH REMOVAL

Please see the attached notice

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 are working on the Bylaws and the Rules and Regs and would like your assistance.

REMINDERS

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.

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.