



CEDAR HOLLOW

www.cedarhollowcondos.com

Rocky Hill, CT 06067

Newsletter October 2011

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This Newsletter contains information on the fall season, preparation for winter, and request for owner input. The Snow Plowing Procedures are enclosed - please review

FALL CLEANUP

Everyone is doing a great job helping us keep the common and limited common areas clean. We just completed the fall walk-around and we were pleased to see so much progress regarding the common areas. We try to note all building issues for the coming year and we will do our best to address these with our limited budget. We hope everyone understands that this year of transitioning from a self-managed community to a professionally managed community has been and still is a learning experience for both sides of the team. Both sides are trying to uniformly follow the documents that are in everyone's possession to review and encourage you to do that. Any Rules that are changed by the board for the need of the community, because of new laws by the state and federal governments are posted before enforcement with time allowed for input by unit owners. There is also a link on our website for you to access the state and national Community Associations.

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, every unit owner needs to see that they are covered for the winter. Just as a reminder, each one of us has a stake in taking care of our equipment. The Association's A/C cost is a large item in the budget and is reflected in 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 which we have on file, you own your unit and 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 go a long way to preserve the unit. Please cover your unit before winter sets in.

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. We still do some mailings for important items and also for legal notices. We continue to work on the Bylaws and the Rules and Regulations and would like your assistance as a volunteer. 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.

WATER USAGE

Water usage is another large cost we all have. While the common fee pays for the water it is still your money paying the bills. As the rates rise it becomes a large budget item and as mentioned before a running toilet can

produce 80,000 gallons of wasted water a year and a dripping faucet can produce over 1,000 gallons a year. If you have a leaking outdoor faucet, please notify Elite. Please see that you NEVER leave your outdoor faucet turned on using the hose nozzle to stop the flow. This is one area we can all control by doing our part to keep our units in good working order. This is the only way we are going to be able to keep our common fees from rising.

POOL COMMITTEE

We have had the good fortune to have a volunteer caring of our pristine pool for the past few years. As most know they have left the complex and this poses a large budget concern. The board would like to propose that we form a committee of volunteers to take over the daily care of the pool. While it may seem early to talk about this, if there is no cooperation we will have to go out to bid for a vendor and so far the prices are quite high. It is not in the budget and might result in an increase in fees. Listed below are the jobs related to the pool. Some duties are simple and require very little time; others would require some training. Many would only require a commitment of a few minutes each day. If you might be interested in serving as a volunteer to help with one or more of these tasks please contact Elite.

- Lock/unlock pool gate and restrooms morning and evening
- Daily chemical testing of pool water; add chemicals as needed
- Wipe down chairs and tables on pool deck daily
- Clean the deck of debris after storms
- Clean bathrooms, replenish supplies
- Empty trash
- Vacuum pool
- Backwash pool filter
- Accept deliveries of pool chemicals

There are a few people who are home during the day that could handle a few of the items and with a committee of volunteers we should be able to share the commitment among the group.

PLEASE READ THE ENCLOSED SNOW PLOWING PROCEDURES

You may call Elite if you have any concerns or questions. If you have a handicap or special needs during the snow you must make some arrangements for movement of your vehicle at any time that it is on the property. All vehicles must be moved for the plows, it is not acceptable to simply shovel around your vehicle. Remember, your vehicle is your responsibility and you, members of your household and guests can avoid any towing expense by following the attached process. We will be supplying ONE container of ice melt to each unit for your use. If you need more ice melt, you will be responsible for purchasing. If each would keep their container you can reuse by purchasing a bag of ice-melt which is less costly. As of November 1, we will be using parking space # 382, next to the dumpster at the end of the 500 building, to store a Bobcat for the snowplowing season. Please follow the town procedure for pickup of your bulky waste items and leave in an area NOT blocking the dumpster or anyone's parking space.

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 as well as documents you might need in handling business for your unit.

Respectfully,

Cedar Hollow Board of Directors