



CEDAR HOLLOW

www.cedarhollowcondos.com

Rocky Hill, CT 06067

Newsletter Spring 2012

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This Newsletter contains information on the cleanup for spring, important safety reminders, and request for owner input.

SPRING CLEANUP and PROPERTY REMINDERS

It has luckily been a short winter so we ask that all unit owners put your shovels and ice melt away for the season. The ice melt should be retained for use next year as we will not be purchasing any since we had such a mild winter this year. This is also your notice that we will be doing the spring walk around in April so you should clean up around your porches and decks to avoid any warnings or fines.

We have some gallons of paint left if you would like to paint and spruce up your own deck. If you take the paint we would expect it to be used on the deck and we ask that you return any left-over paint for the next person. Contact Elite and they will see that you are contacted.

Reminder: No flowers or personal plantings are allowed in the front beds. These are common areas to be maintained by the landscaper (potted plants may be placed on front porches). Also, if you plant flowers or other items in the backs of your units they must not extend into the area between the decks and they must remain weed-free; otherwise the plantings will be removed by the landscaper and the area returned to lawn.

Consideration for your neighbors: Please be considerate of our property in regards to littering including the tossing of cigarette butts onto the lawns and grounds anywhere. Once again we must remind PET owners to pick up after their animals. Remember, this is not only a condo law it is also a Rocky Hill law and we still have some owners who are not in compliance. The perimeter of the property is the land that adjoins the outside of the common property; not the islands, mailboxes or your neighbor's yard. Aside from the health reasons we do have small children who want to play on the grounds.

If there are any new owners that have questions about the property rules and regulations, please don't hesitate to ask a board member or call Elite Management. Also, anyone who would like notices emailed to them please let us have your email address. There are some that we are required to postmark; but many others are emailed.

AIR-CONDITIONERS

We did ask everyone to cover their air conditioners last fall. Thank you to those that complied. This small effort by each unit owner keeps the costs of maintenance, repair and replacement down for everyone.

IMPORTANT SAFETY REMINDER

This past month we had a carbon monoxide scare and thankfully the owners had carbon monoxide detectors that went off and the proper action was taken by all. Even so, it brought to mind some needs for everyone. This gas can continue to build if not addressed in a timely manner and is shared within a building. Everyone needs appropriately placed carbon monoxide and smoke detectors in their homes. While the law does not require management to have keys anymore, in this case it was fortunate friends and neighbors had some keys to the adjoining unit and were home to use them. The fire department had to go in every unit of the building to take readings for safety until the source could be located and shut down.

This and fire is always the fear for home owners but we can do a lot to reduce the causes:

1. Have your furnace and its structure checked annually or at least every two years, no matter the age.
2. Have your dryer vent properly vented with the newer code extension hoses. A \$20 expense now could save heartache later.
3. Clean your dryer exit on the machine and the hose annually.
4. Every home should have a fire extinguisher

The board will be coming out soon with an important notice regarding the new laws regarding our compliance with insurance maintenance standards published a year ago. These involve your furnace, dryer vents and hot water heaters.

IMPORTANT: It is a law that there are **NO BASEMENT BEDROOMS** in our complex. The national fire code is that you must have two means of egress in a bedroom and the small window does not qualify as an escape route. Any fire on the first level or stairs would create no means of escape.

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 1000 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. **IF YOU HAVE A LEAKING OUTDOOR FAUCET PLEASE REPORT IT TO ELITE.**

POOL COMMITTEE

Just a reminder that we have a pool committee and are still looking for more volunteers if we are going to be able to keep the pool open at all times during the summer. No experience is needed as we have jobs for both the inexperienced and those willing to be trained. The more we have the less time anyone has to commit.

RULES AND REGULATIONS COMMITTEE

We are looking for volunteers for people to work on our rules and regulations that will be published soon. Please contact Elite if you can volunteer some time to assist.

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.