



CEDAR HOLLOW
www.cedarhollowcondos.com
Rocky Hill, CT 06067

Newsletter Spring 2013

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Welcome to Spring....or so the calendar says! While some feel it has been a long winter Cedar Hollow and Rocky Hill fared very well given the outcome in other parts of our state and the country. Now it is time to get ready for the outdoor months ahead.

We ask that you take a look around and see that all the common and limited common areas are in compliance with the community. We will be doing our walk around to assess and prioritize the needed maintenance as this is always a list of trying to juggle the budget with the needs. Please remove your shovel and ice melt from the front porch.

IMPORTANT: Please take the **COVER OFF** of your A/C unit; clean and fold it and keep for next year. **THE POWER TO YOUR A/C MAY HAVE BEEN TURNED OFF SO PLEASE CHECK TO SEE THE SWITCH IN THE METAL BOX (ON THE SIDE OF BUILDING NEAR YOUR A/C) IS FLIPPED TO THE ON POSITION.** Call Elite if you have any questions or problems.

REMINDER - No flowers or personal plantings are allowed in the front beds. Please also make sure you have not placed any personal items (flags, statues, stones) in these areas. 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 back of your unit they must not extend into the area between the decks or beyond the foot of your deck steps. They must remain weed-free otherwise the plantings will be removed by the landscaper and the area will be maintained by them.

POOL

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.

DECKS

The Board is aware that many decks need attention, however the budget for this is limited so we ask for your cooperation. Please see that you regularly sweep and keep your decks clean of the normal debris. We also have paint and prepping instructions to provide for anyone willing to paint their own decks. Many of us have done this and it is not difficult. Please contact Elite Property Management if you would like to discuss this possibility.

Here are two hints for cleaning up the winter dirt and mold. Works wonders but do it on a warm and sunny day. First sweep and remove surface dust and debris.

- Pour straight white vinegar on any deeply soiled or moldy spots. Let sit in the sun for a few hours and then sweep and rinse. (Also works on cement steps) OR
- Mix one cup regular laundry detergent with 1 gallon hot water. If mold add 1 cup chlorine bleach to the mixture. Apply with a soft bristle brush or push broom and let it sit for 20 minutes, then rinse the deck well and sweep off excess water.

PARKING

Just a reminder that if you have purchased a new automobile to register it with Elite as soon as possible and have them issue a new sticker to you. The parking of unit owner vehicles in visitor parking spaces overnight is strictly prohibited.

With the recent restriping of our parking lot the parking spaces were lengthened. Please park your vehicle so it does not over hang onto the lawn. This will allow the landscaper to mow more efficiently and protect your property.

RENOVATIONS

Are you doing any renovation in your unit? Make sure you check your documents or with the Elite Property Management to see if any permits or board permissions are required. No footprints may be changed in units. Also please be aware of bulky waste and recycling rules. Keep in mind the aluminum electrical implications and insurance issues. All this is either in your Association book or has been distributed as separate notices during the years of projects. Please call Elite Property Management if you have questions. All vendors doing work in units must present the association (through Elite) with their license and insurance information.

COMMUNICATION

Please share your email address with us (cedarhollowcondos@gmail.com) so you can be notified of any condo news.

We also have a website you can access with information about our Association www.cedarhollowcondos.com.

IMPORTANT REMINDERS

- ✓ Please read the important documents sent out each year on insurance matters. This information is for your protection.
- ✓ Do not store or place anything under or between the decks.
- ✓ No pets may be tied up on the property. Pets must be leashed at all times on the common property.
- ✓ Pets must be walked on leash to the perimeter of the property (behind the units at the edge of the property) to relieve themselves. Do not allow your pet to urinate or defecate in the front of your unit or the islands near the parking lots. 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.
- ✓ Check the message board for important announcements. We also try to duplicate notices and newsletter on the website but please keep in mind both are maintained by volunteers.