



CEDAR HOLLOW SPRING NEWSLETTER 2014

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Another year after a long winter and we are waiting for that first burst of real spring weather. Usually when it is late it can arrive overnight. We did have a lot of snow but now it is time to get things cleaned up for the nice weather in the months ahead.

We ask that you please take a look around and see that all the common and limited common areas are in compliance with your community. Please remove your shovel and ice melt from the front porch and feel free to replace with potted plants when spring arrives. Toys and beach chairs. are kept on back deck, **not** front.

IMPORTANT: Please take the COVER OFF of your A/C unit; clean and fold it and keep for next year. DO NOT LEAVE OUTSIDE OR ON YOUR DECK OR YOU WILL HAVE TO REPLACE AT YOUR EXPENSE. 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 Phoenix if you have any questions or problems.

JUST A REMINDER - No flowers or personal plantings are allowed in the front beds per our landscaping contract to keep them weeded. 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 of your unit in the designated area, they must remain weed-free otherwise the plantings will be removed by the landscaper and the area will be maintained by them.

We will be doing our walk around shortly to assess and prioritize the needed maintenance and as stated before this is always a list of trying to juggle the budget with the needs. We plan on repairing two more ends of buildings and will try to notify those owners when scheduled.

POOL

The opening is planned for Memorial Day weekend, weather permitting and we will send out more information as that day approaches. We are forming a pool committee now and are still looking for more volunteers. In order to keep the pool open for the planned days and hours we need more volunteers or we may find those times limited. 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 and right now we have very few. Please consider contributing some time if you enjoy the use of the pool by calling Phoenix or writing the board on the web.

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 regularly and it is not difficult. Please contact Phoenix Property Management if you would like to discuss this possibility.

HELPFUL HINTS: Here are two tips to clean 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.

RENOVATIONS

Are you doing any renovation in your unit? Make sure you check your documents or with the Phoenix Property Management to see if any town 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 and you can check with a board member or Phoenix.

All vendors doing work in units must present the association (through Phoenix) with their license and insurance information.

IMPORTANT REMINDERS

- **Please** read the important documents sent out each year on insurance matters. This information is for your protection and has impact on your insurance coverage.
- **Do not** store or place anything under or between the decks.
- **NO** car repairs or oil changes are to be done on our property. You are responsible for any cleanup of leaking oil and neglect will result in financial expense billed to owner. Oil breaks down the tarmac.
- When **washing car**, please do not leave hose running or soap on the driveway.
- **Pets** must be walked on leash to the perimeter of the property (this means 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, your neighbors 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.
No pets may be tied up on the property. Pets must be leashed at all times on the common property.
- 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.
- **Landlords** are responsible to see that their tenants have all information about rules and community issues.

CHILDREN AT PLAY; We have a lot of children in the complex that will be enjoying getting out in the fresh air. Please observe the speed limits and be on the outlook for them in the parking lot. They are often out at the busiest time of day when you are coming home. Please remind all the drivers in your household as well as your guests. Thank you for your cooperation as we all want to avoid any tragedies.

