



CEDAR HOLLOW SPRING NEWSLETTER 2015

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While we had a great beginning with a mild end to 2014 we certainly had our share of snow and subzero temperatures! Now we have to take stock of some of the damage we endured from ice to frost heaves. Old man winter can be pretty rough on our aging complex.

Spring Projects: We plan to continue with the siding replacement contract we had hoped to start last fall but we will have to do a review of our plan after we do the winter damage control. As our complex ages and we face the increasing repair and replacement we would certainly welcome community participation at board meetings where we discuss the priorities and plans for addressing all our needs. Meetings are the 4th Tuesday of the month at 6:30 at the Congregational Church. If changed it is posted on mailboxes or emailed. There are many things individuals can do to reduce our costs and preserve the work that is done. The costs of the work increases yearly and it takes all of us to help keep our budget working for us. Be informed and see if you can be part of the solutions. If anyone would like to join the board for which we will provide training, please submit your name to Phoenix Property Management

We ask that you please take a look around your unit and see that all the common and limited common areas are in compliance with your community. Once we see the last of the snow please remove your shovel and ice melt from the front porch and feel free to replace with potted plants when spring arrives. (Reminder: Toys, towels and beach chairs are kept on back deck, **not** front.) This is not a storage area.

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 IT WILL HAVE TO BE REPLACED 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. Please 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 and Bylaws 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 (but 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 (at your expense) 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 will let you know of major projects and if it affects your individual unit.

POOL

The opening is planned for Memorial Day weekend, weather permitting and having obtained a pool vendor. We will send out more information as that day approaches. We are forming a pool committee now and are still looking for volunteers. In order to keep the pool open for the planned days and hours we need more volunteers or we may find those times and openings 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 a blank slate. Please consider contributing some time if you and your family 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. We WILL get some.

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. This is also important to ensure **insurance** coverage. Keep in mind the aluminum electrical wiring implications and insurance issues.

Please be aware of bulky waste and recycling rules. All this is either in your Association book or has been distributed as separate notices and you can check with a board member, www.cedarhollowcondos.com or Phoenix.

All vendors doing work in units must present the association (through Phoenix) with their license and insurance information. This is an insurance issue for all of us and owner's responsibility.

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. They are on website.
- Maintenance Standards are sent out each year as well as posted at www.cedarhollowcondos.com
- **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; NOT ISLANDS/MAILBOXES) to relieve themselves, bag it and dispose properly. Do not allow your pet to urinate or defecate in the front of your unit, your neighbors or the islands in 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. These are Rocky Hill ordinances. 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 still have our website used for sending out community messaging. You must register through Phoenix to be notified of condo business or emergencies.
- **Landlords** are responsible to see that their tenants have All information about rules and community issues. All rented units must send a lease to Phoenix and register all automobiles.
- **PARKING RULES ON WEBSITE** – www.cedarhollowcondos.com



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. **10 MILES PER HOUR**

If you have any questions or concerns please call Lynne McCarron at Phoenix at the number listed above.

Your Board