



## CEDAR HOLLOW SPRING NEWSLETTER 2016

Managed by Phoenix Property Management, LLC  
PO Box 281007  
East Hartford, CT 06128  
Manager, Lynne McCarron  
860-282-7733

How blessed we were this winter with mild temps and little snowfall. Nice to have a break from the high cost of heavy snow falls. It would appear we are on our way to spring! Please take the time to read this newsletter so that you are informed of the board's activities that directly affect everyone.

If you are a new resident in the community, WELCOME! We hope you will become involved in the community and even contribute to its activities.

A few notes up front to catch everyone's attention: PLEASE direct any guests, vendors, realtors of your unit to the correct visitor parking. We have had several unit owners blocked out of their assigned parking both day and night. Make your household aware of the parking rules, please. If you have more than two automobiles on the property for your unit you must make arrangements for extra parking or risk being towed per the parking rules.

**Landlords**, please make certain your renters have all the rules for the Association. For more information please call Phoenix Property Management.

Happily it is time to put away shovels, salt and get ready for flowers. Please make yourself aware of the rules regarding plantings in the common areas. The front beds are cared for by our landscaping company so no planting is allowed but potted plants are allowed on the steps and front porches if you wish. If you have questions, see a board member or call Management. Take a look around the common areas and make sure your area is in compliance with your community. (Reminder - bikes, toys, towels and beach chairs are not to be kept on front porches).

**Spring Projects:** Before we begin any more major projects we are working on a new process that has been openly discussed at our monthly meetings. We began this process before we had the costly drainage problem behind the 500 building but are continuing to move forward. We will be interviewing engineers to update our reserve study of the property and give us the specifications on major issues. We are looking at how to finance both with loans and possible assessments. If you would like to keep abreast of the discussions please attend the monthly meetings held on the 4<sup>th</sup> Tuesday of every month at the Rocky Hill Congregational Church at 6:30 pm. All questions are welcome. As we move towards any decision we will send out notices when we require owner input.

The cost of mailing continues to rise. If we do not have your current email please send it to [cedarhollowcondos@gmail.com](mailto:cedarhollowcondos@gmail.com). This email is used for our distribution of info only to try and keep mailing costs down. Please direct any other communication to the management company.



**Pool Time on the Horizon:** Believe it or not we are already scheduling the pool opening. We will plan to open Memorial weekend, weather and pool readiness permitting. This means we NEED VOLUNTEERS. No experience required. We have several jobs to cover that if shared among many don't put a burden on anyone. Without volunteers the time of usage can be limited. We will send our more information as necessary. Please contact Curtis Grey at [cgrey@worchester.edu](mailto:cgrey@worchester.edu) if you are willing to become involved.

There are a few other jobs we could use volunteers for and they don't require a board position. We are looking for people for each building to distribute mailers and urgent information for the building. We also would like any suggestions you might have to contribute to the association. Volunteers are the strength of community living.

**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 CHECK 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.



**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. 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, our website located at [www.cedarhollowcondos.com](http://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



- **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 neighbor's unit 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. Landlords, please see that your tenants know all the pet rules. No pets may be tied up on the property. Pets must be LEASHED at all times on the common property.



**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