

CEDAR HOLLOW CONDOS

Summer Newsletter

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

We hope you will take the time to read our communications so that we can all be aware of the needs of our community.

Together we hope we can make your home a community you can be proud of and that means we have to work together .

Please call Phoenix Management with any questions or concerns.

Mike Montgomery
860-282-7733

We will begin work on the end of a three buildings shortly so please be careful when walking in those areas until all the cleanup is done. There can be supplies left while they work that might harm a little person and there can be nails and debris in the grass. We will also be sealing the many cracks in the asphalt soon. Stay posted for moving cars on the day of their work.

***Reminder** that front porches are not used for storage of any kind and beach chairs, coolers , hanging towels and toys are a summer temptation but not allowed. If doing any **renovation** to unit please follow the required rules for board notification, permits and insurance of workers.*

*We plan to have the **dumpster** large gate repaired and ask that this only be used by our Trash Removal crew and owners use the “people” gate on the south side. Please keep the dumpster doors shut especially in the summer as the order gets really strong in the hot months. Bulky items are to be left in the parking space on the west side of the ungated dumpster **ONLY**.*

***Pool:** It appears many are enjoying the pool on warm days. Please help us keep it safe and clean by making sure your household is aware of the published rules so everyone can continue to enjoy its use. While food is allowed at the pool please clean up after yourselves or the ants seem to invite all their guests. Replace the furniture if you move it around; we need to keep it on the apron of the pool so lawn can be mowed.*

*Our usual reminder for **pet care:** all dogs are to be leashed and cleaned up after. Perimeter of the property is on the **outer** edges of the community property; not the lawn across from your unit or any of the islands within the complex. Most are great about cleaning up after their pets as required by law but we still have some who feel it is not meant for them. Please leave the lawns for all to enjoy and especially the children who need the area for their recreation. We can't forget a reminder about the cats who love to rummage in the mulch and eat the flowers.*

***Parking Stickers and Overnight Parking tags:** We have had quite a time getting this process in order so thank you for all your patience. The purpose for this in our community is to be able to have automobiles identified and moved in times of plowing or other work in our parking area. The visitor tags are to limit the abuse of our very limited visitor parking spaces in a complex that only allows for a unit to have 2 assigned spaces.*

Continue



Our management company says they mailed stickers to everyone registered in the community.

If you did not receive your stickers to replace the old red ones or yours is a new registration please call Mike Montgomery at Phoenix. Thank you for your cooperation.

*August is the time for working on the **budget for next year** and if anyone has any experience in this field (and we all have household budgets), please let us know and be part of the solutions. This is a most important part of trying to keep costs and fees down as we face all the rising costs of energy costs and our vendor increases. If you can participate, please call Phoenix or email us on the website by the first week of August.*

*An important note of **interest**: A few of us very recently had the air ducts in our units cleaned and both not only had dangerous levels of dust/dirt build up but both were found to have mold. Some of us have suffered severe respiratory problems with this as a possible source. Careful who you select as a vendor as one was done previously and appears nothing was touched. If you want more information, write to cedarhollowcondos@gmail.com.*

We are going to try and email this to all the owners we have an email for at this time. If possible, could you respond with a simple "got it" to cedarhollowcondos@gmail.com so we can see if our efforts are of value? Some of our documents need to be legally mailed by the Post Office but we would like to use the email for other notices. Several claim they are not getting the US Postal mail from our management company, such as notices, the car stickers and we need to resolve this. Please make sure your current contact information is on file with them.

*A special WELCOME to all new residents
Thank you, Your Board*



Looking very nice

Your current board:

President: Julie Rader

Vice President:

Secretary: Jennifer Reilly

Treasurer: Suzanne Smith

Members at large: Kenneth Rousseau, Silas Smith, Kenneth Merrill