



CEDAR HOLLOW LATE SUMMER NEWSLETTER 2015

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

We hope everyone has enjoyed the pleasant summer weather. This part of the country was certainly blessed. We are happy the pool had so much activity. A very loud thank you to all the volunteers who kept it crystal clear and the grounds and pool house in order. If you enjoyed the pool consider being part of the team who cares for it next year. "Many hands make lighter work for all."

Fall Projects: After the winter we had we are still catching up on all the work it brought us. There have not been easy solutions to prevent more damage next winter. We also had an **expensive** curve thrown at us with the drainage problem behind the 500 building. Your board is working on financial solutions to address the management of the current needs of our aging community. We will be having a budget committee meeting September 2nd so if anyone would like to participate, please contact Julie Rader or Sue Smith. Just a reminder that our fiscal year runs from November 1st to October 31st.

Maintenance Standards: The coming fall is the time to check out your required maintenance for your unit. 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. At the appropriate time see that you cover your AC with the cover approved by the Association. Tarps are not recommended as they can cause more damage. Call Phoenix if questions.



Parents: Just a few reminders about some items of safety.

Please do not allow children to dig in our yards and/or around trees. Because we sit on such a high water table cables and electrical wires are not placed very deep and their exposure is quite dangerous and damaging to the community.

We also ask that they not play on electrical utility boxes or our aging lamp posts.

Riding bikes between parked cars makes it very difficult for people to see them dart out into driveway especially as the sun goes down in the early hours of fall.



CHILDREN AT PLAY; All Drivers: 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**

POOL: The pool will be closing September 8th.

RENOVATIONS (Repeated)

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 our website.
- Maintenance Standards are sent out each year as well as posted at www.cedarhollowcondos.com.
- **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 OR YOUR NEIGHBOR'S YARD) 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 all Rocky Hill ordinances. Is your dog registered with the town? 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 should send the lease to Phoenix and register all automobiles.
- **PARKING RULES ON WEBSITE** – www.cedarhollowcondos.com

Meetings are the 4th Tuesday of the month at 6:30 at the Congregational Church. If changed it is posted on mailboxes or emailed. Once again, like all home-owners 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 you have any questions or concerns please call Lynne McCarron at Phoenix at the number listed above. PLEASE SEND US YOUR EMAIL IF WE DO NOT HAVE IT. cedarhollowcondos@gmail.com

THANK YOU, YOUR BOARD