



CEDAR HOLLOW FALL NEWSLETTER 2020

Managed by Imagineers, LLC
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Welcome to the most unusual **FALL of 2020 at Cedar Hollow**. There are not words to describe how much all our lives have changed in 2020 and it certainly has affected the transition of our management company process and we ask your continued patience as we all learn to deal with all the issues we are faced with. We hold virtual meetings the fourth Wednesday of each month at 6:00 pm that you can zoom into either by phone or computer. If registered with Imagineers, you will receive an invite. Any meeting changes are sent out by email and posted on mailboxes. Minutes are available online. All decisions and projects are discussed openly. Before anyone stops reading: Your board is pleading more than ever to take an interest and join the board. All those on your board would like to retire and if we leave without people stepping up to learn the business of the Association we would go into having the state appoint an overseer at a very high cost to all of us. It would raise the fees considerably and maintenance will become a nightmare. Several have expressed concerns about the community and we would love to have people participate with suggestions, solutions and time. We often hear complaints, but we need volunteers to join in the solutions.

Please note the following changes in officers.

The 2019- 2020 Board of Directors

President: Kenneth Rousseau (On medical leave of absence for a few months)

Vice President: John Baker (Acting pending family illness)

Secretary: Julie Rader

Treasurer: Sue Smith.

Board Members: Chris Masi

Fall

- We are in the **hurricane season so** please listen to news and secure any items on your deck and property that might be caught by the wind.
- Read documents about what is and is not allowed to be stored on front and back decks and limited common areas.
- Make certain all vehicles that park on the property are registered with the management company.
- **Dog licenses** were due in June but date extended until October 1 due to pandemic so please see that your copy of a license is filed with Imagineers.
- Many have had their **Federal Pacific** boxes replaced as required and that deadline for replacement has been extended to 11/30/2020 due to the current pandemic to give all more time. Be sure a copy of the work receipt is on file with Imagineers.

Winter

- Please see that all items placed/stored on DECKS have air flow under each item. Also please use plastic shovels on decks in winter to relieve the weight of snow.
- Snow removal: We will have a new company, Butler, doing the plowing this season. They will be asked to follow our established process for moving vehicles so please make certain you review the process in your documents. It is posted on our website at cedarhollowcondos.com. We will post and send out the process once we review with Butler.

IMPORTANT LEGAL REMINDER

Please make yourself aware of the federal, state, city and condo law **that does not allow any bedroom** to be in the basement of our condos because there is not a second means of egress. Ignoring this law can have serious legal, insurance and personal consequences.

Documents are in compliance with the state and local laws and written by our attorneys. When an event in a single unit effects the repair and safety of any adjoining units the management has the power to have a vendor enter the unit to mitigate the needed repair. Refusal to allow entrance can result in added expense and/or legal action and billed to the homeowner. This is most important when any utility is involved such as water, gas, etc.

PLEASE Check the **maintenance standards** and protect your unit and your insurance. Each owner should carry their own HO6 policy for coverage. Have you had your dryer vent cleaned recently? Imagineers sent out a company willing to schedule a group at a reasonable price. It should be done annually. Have you changed your furnace filter? Have you all water leaks?

Issues that continue to affect the Community

Parking Issues

All residents should know *where their* guests (or vendors) are parking. Vendors and guests need to park in visitors. Yellow curbs designate **NO** parking. A few moments of loading/ unloading for 600 building is allowed; not parking. Overnight guests need to display the yellow tags previously issued to unit owners. Please do not park your vehicle on a drain for any reason.

All RULES Are ON WEBSITE – www.cedarhollowcondos.com



RENOVATIONS (

- **All vendors** doing work in units **must present** the association (through Imagineers) with their license and any permits required. ALL POWER TOOLS that draw high amps like power saws and the nail guns either need to be battery operated or have a generator running them.
- **Pets** PLEASE MAKE YOURSELF AWARE OF PET RULES AND RESPONSIBILITY TO COMMUNITY NEIGHBORS BEFORE CONSIDERING BRINGING A PET HOME.
- Check the **message board** for important info postings. Water shut offs for buildings are posted.

Landlords are responsible to see that their tenants have all information about rules and community issues and follow them. All Landlords are to send a copy of the lease annually to Imagineers and register all automobiles for their unit. Landlords are responsible to see that registrations and contact information for renters is filed with Imagineers.

If you have any questions or concerns, please call Dawn McMahon **860-760-1030** at Imagineers. Board members are not equipped to physically fix problems and in a true emergency (property or life in jeopardy), call 911. Please remember all condo issues must be reported directly to Imagineers.

Please note:

If you have an emergency (emergency defined as a threat to life safety or property) outside of regular business hours (8AM-5PM Monday-Friday) please first 911 then call Imagineers at **(860)760-1030** and select option 4 to be connected with the emergency on call. This number provides direct connection 24 hours a day, 7 days a week, weekends AND holidays.

The same contact phone number can also be used during regular business hours, (860) 760-1030. This number is for the sole use of Cedar Hollow Association, Inc. and is a local call from the community. Please follow the prompts to access the department that you are seeking. Calls will be answered in 24-48 business hours.

Option 1 – Accounting related assistance

Option 2 - Resale packet, statement of common charges or condo questionnaires

Option 3 - Admirative staff to place a service request or other business of a routine nature

THANK YOU, YOUR *VOLUNTEER* BOARD