



CEDAR HOLLOW FALL NEWSLETTER 2021

Managed by Imagineers, LLC
635 Farmington Ave.
Hartford, CT 06105
860-760-1030
Rachel Fazzino, PM
Dawn McMahon, Assistant

Welcome to **FALL 2021**. As we look forward to fall and hope it will be a nice New England scene there are a few things we need to bring your attention to keep our community running along. Your board has been working with vendors on projects, but we are finding ourselves at the mercy of delivery of goods just like everyone is during these pandemic years. We want you to know we are not ignoring what needs attention, we simply must wait on the delivery system to get work done.

The budget had a lot of work this year as the Association is experiencing all the increases you are as individuals in your daily lives. We want to thank the two owners, Patricia Faubel and Marguerite Griffin, who volunteered to give us their input on the budget. It is always an eyeopener for people to see just how the budget is distributed to do our best to try to cover all the rising costs of running a shared community.

We have in the past tried to alert homeowners as to how each of us can contribute to saving money that is spent by the Association by each taking the small steps required from a unit. Things like seeing that there are no dripping faucets, inside and out; leaking toilets; anything to mitigate insurance claims, pet damage to property and the list goes on. Proper and timely maintenance is key to mitigating both Association claims and your personal claims.

PLEASE Check the **maintenance standards that have been mailed to you** and protect your unit and your insurance. Please note that the master policy does not cover improvements and betterments. Each owner should carry their own HO6 policy for coverage. Have you had your dryer vent cleaned as required now? Have you changed your furnace filter? Have you checked all your plumbing for leaks?

Registration: Both owners and renters need to register their emails and all contact information with Imagineers for both urgent and informational business required by the Association. Please see that all requested forms are on file with management. If you are not using our Piler system, make certain management knows how to reach you.

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. Our windows are too small. Due to the age of our units, we have experienced occasional gas and CO leaks that are not always detected in a timely manner for anyone sleeping in the basement. Remember you share common air through the common pipe placements. Ignoring this law can have serious legal, insurance and personal consequences. Let's avoid a tragedy.

A Few Fall Items:

- Please see that all items placed/stored on ALL DECKS have air flow under each item. Also please use plastic shovels on them in winter to relieve the weight of snow.
- 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 winds.

- This is a good time of year to see if your vents and ducts need cleaning. Most are surprised that there are years of buildup in your vents/ducts which cause both inefficient heating and cooling as well as health issues.

Parking Issues

We know some are tired of this issue, but Cedar Hollow has limited parking and most everyone has two vehicles (or more); therefore, the reason for rules. Each unit has two assigned parking spaces. You are not allowed to rotate your vehicles in the visitor spaces. Any other regular vehicle must find an owner who is willing to rent you're their space or find a place off site for this vehicle. We all change cars often so make sure you update management. All residents should know where their guests (or vendors) are parking. We get calls when owners come home and find someone parked in their parking spaces and not able to find the owner. PLEASE DO NOT PARK IN FIRE LANES. Yellow curbs designate **NO** parking. A few moments of loading/ unloading for 600 building is allowed: not parking. If you have an overnight guest, we issued yellow tags to be used and these are for guests, **not** for extended residents sharing your unit on a regular basis. Call management if your unit does not have them.

PLEASE DO NOT PARK YOUR VEHICLE ON A DRAIN FOR ANY REASON. We just recently had them repaired. PARKING RULES ON WEBSITE – www.cedarhollowcondos.com



- **Renovations:** All vendors doing work in units must present the association (through management) with their license and any permits required. ALL are REMINDED THAT 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. We have aging aluminum wiring that will not handle power surges.
- **Pets:** Again, this is a subject that makes everyone as owner of pet or non-owner roll their eyes. There are times we wonder which is in the majority. We get the most complaints about the owners of pets who refuse to clean up after their dogs, allow them to urinate by mailboxes, in your neighbor's lawn and general common areas and those that allow them to bark incessantly while the owners are away. This requires letters, fines, and other expenses for the Association. The PERIMETER of the property where you can have your dog relieve themselves is the area furthest from your unit in the back and the wooded area of the property lines. It is not the side yards of the buildings, the islands, and mailboxes, other peoples' lawns or the dumpsters. Urine damages the grass, and you may be responsible for the cost of repairs. No dog may be tied up on the property and must always be leashed on the common property. Dogs must be walked on leash year-round. 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**? You must keep a current copy on file with Management. PLEASE MAKE YOURSELF AWARE OF PET RULES AND RESPONSIBILITY TO COMMUNITY NEIGHBORS BEFORE CONSIDERING BRINGING A PET HOME. A dog that barks all day because they are alone is a nuisance to your community.
- **Landlords** are responsible to see that their tenants have all information about rules and community issues and follow them. We often ask if they have a copy of the documents and too often, they say no. All landlords of units are to send a copy of the lease annually to Management and register all automobiles for their unit.

Winter preparation

As much as we hate to admit we can have early snow falls here in New England. In preparation, please find the attached plowing procedures we all must follow as we work with our vendor Sanzaro for the coming season. If you have questions, please contact Management and someone will get back to you with answers. Don't wait until evening and weekends to contact them. DO NOT expect the plow company to wait on **you** to move your car when they are at your building; time is money. The rules are also posted on our website at www.cedarhollowcondos.com. **Please** make sure ALL DRIVERS in your unit are aware of the process and **Landlords**, please see that your tenants get a copy of them. If anyone might need assistance for health reasons, please let management know and the board will address individually. Those who do not follow the process will be towed off the property at your expense.

ICE: We have both tarmac walks and driveway, but cement steps. This requires different products to melt the ice. Sanzaro is using an ice removal product that is more environmentally safe (Safer-than Salt)

PLEASE- Sanzaro warns that the commonly sold calcium chloride pellets many of us purchase works on the ice but destroys the cement structure. **IT MUST NOT BE USED ON STEPS! PLEASE SWEEP OR SHOVEL ANY RESIDUE ON STEPS WHEN POSSIBLE.**

Understand this is New England and we cannot have 24-hour service to clear all the elements all the time. Our process to deal with plowing has been thought out and works for the majority. We all must use common sense when going out the door CAREFULLY and in appropriate attire in these winter months. **Be aware of the weather predictions. THIS IS NEW ENGLAND.** Do not depend on formal notice from the board when to move your car. Listen for crew and be aware of the process, please.

Meetings are the 4th Wednesday of the month at 6:30 p.m. Until further notice these are held virtually. Notice is sent out by Pitera. Be informed and see if you can be *part* of the solutions. **Please consider offering to help the Board as a committee member. It doesn't matter if you have been in the community for two months or thirty years, we can use the help.**

If you have any questions, helpful suggestions or concerns, please call Dawn at Imagineers at the number listed above. Board members are not always equipped to physically fix problems and in a true emergency (property or life in jeopardy), call 911. PLEASE SEND YOUR EMAIL IF WE DO NOT HAVE IT to management.

WEBSITE: www.cedarhollowcondos.com

THANK YOU, YOUR VOLUNTEER BOARD (Soon to be changed)

The 2021 Board of Directors

President: Kenneth Rousseau

Vice President: Logan Fortune

Treasurer: Sue Smith

Secretary: Jen Cleary

Board Member: Julie Rader, Chris Masi