



CEDAR HOLLOW SPRING NEWSLETTER 2020

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

Spring has not only brought the season's change but a world of changes to all of us. It is a challenging time due to the pandemic and we ask that everyone follow the CDC rules as well as those of the State and Local regulations regarding social distancing and use of face masks.

By now you all know that we have contracted Imagineers as our new management company and look forward to developing a positive relationship with them. You recently received a letter providing you with all the necessary information and forms that need to be completed. It is also on the website at cedarhollowcondos.com as well as posted on the bulletin board opposite the 100 building or call Imagineers.

We are doing the spring walk through of the property to see what needs to be address this year. Due to the change of management as well as the pandemic the Board is prioritizing safety issues and there may be delays on planned capital projects. We have to be sensitive to the repercussions of the Pandemic both financially and to the contractor's schedules. It is a new world in dealing with everyone involved.

The Board is asking that every resident here in Cedar Hollow do their part to help us maintain our community to the standards everyone expects. Please make yourselves and your guests aware of our association rules and regulations. Again, they are also on the Cedar Hollow website.

The board meetings have changed to the fourth Wednesday of the month at 5:30 p.m. Currently we are holding virtual meetings. If you plan to attend, please provide contact information to management and they will provide you the necessary information to attend. When we return to meetings at the church you will be notified.

The Board Changes are listed here. We have openings for two board members and if you would be interested please contact a board member or management. 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 be a contact person for the building. We also would like any suggestions you might have to contribute to the association. ***Volunteers are the strength of community living.***

President: (Acting) Ken Rousseau - Vice President: Open – Secretary: (Acting) Julie Rader – Treasurer: Sue Smith Board Members: John Baker and Chris Masi.

Below are some of the rules and regulation reminders. More details are in the documents:

- **Parking:** Direct any guests, vendors, realtors of your unit to the correct visitor parking. Please make your household aware of the parking rules. If your unit has more than two automobiles on the property you must make arrangements for extra parking or risk being towed per the parking rules. For more information please call Imagineers Management. Any vehicle that is parked here for more than 10 nights in a 30-day period must be registered and parked in an assigned parking space.
- **Trash:** We have had many complaints about trash being left discarded on the common areas of the property. Please pick up whatever you drop on the property and dispose of properly. Make you children

aware of proper disposal of food wrappers etc. PLEASE close the doors to the trash bins when you use them. Rules state you MUST call the town for bulky waste pick up before placing outside. At the time of this notice bulk pick up is suspended by the town. Please check with town prior to bringing items outside.

- **Common areas:** Front beds are cared for by our landscaping company, so no planting is allowed in this area. Potted plants are allowed on the steps and front porches. Please put away the shovels and salt buckets for the year and see that your area is cleaned up from winter items.
- **AC Units:** Please take the COVER OFF of your A/C unit; clean and fold it and keep it inside for next year. Do not leave outside or on your deck to blow into the yard. If the power to you're A/C has been turned off, please check the switch in the metal box on the side of building near you're A/C. All unit owners are responsible for the maintenance and repair of their own AC.
- **Pets:** As more and more owners own dogs the problem of dog feces is growing as well. Not only is this a problem for walkers on our property but it is a health issue. Please report and instruct on any abuse of both ours and the town policy. We know you love your animals even when they bark but excessive barking is not enjoyed by your neighbors. It is your responsibility to ensure your pet does not disturb your neighbor. They are not to be tied to anything anywhere on the property including your deck. June is dog registration with the town. If there are waivers due to pandemic the town will advise you and management. The license must be recorded with management. Please see detailed rules about pets if you own one.
- **Cars:** No car repairs or oil changes are to be done on our property. You are responsible for any cleanup of leaking oil and damage to tarmac will be repaired and billed to the unit owner. Cars on property must be in working order and registered both with the state and management. Unit owners cannot register commercial vehicles.
When washing car, please do not leave hose running or soap on the driveway. Commercial car washes recycle their water.
- **Drains:** Please stop anyone, including children, from putting trash, objects/sticks etc. in the drains. They are not for anything but water.
- **Prevention:** Prevent sewage back up \$\$\$ There is no such thing as a "flushable" wipe. Only toilet paper goes in the toilet.
- **Grills** may no longer be on decks per our insurance company. Fire code is 10ft from building structure and that is just at front of deck but not on side or near AC or other utilities.
- **Speed Limit:** Follow the 10 miles per hour speed limit in the complex please.
- The cost of mailing continues to rise. Email is used our distribution of info and to keep mailing costs down. The forms you received from Imagineers requests your email info



Pool announcement: Due to the liability for the association of a volunteer managed pool and for the obvious pandemic reasons the pool will not be opened this year.

RENOVATIONS

We welcome the updates and renovations to units. Please refer to your documents for all renovations. Prior to beginning renovations please contact Imagineers for guidance as to what is required. Due to safety concerns regarding aluminum wiring it is required that all electrical work be permitted and completed by a licensed electrician. This is an insurance issue for all of us and the owner's responsibility.

All contracted vendors doing work in units must present Imagineers with their license, insurance information and permits where required.

Please be aware of bulky waste created as a result of renovation must follow all recycling rules.

Please refer to your documents and if you have questions call Management. **860-760-1030**

Thank you for your cooperation. We appreciate your efforts in making our community the best it can be.

Sincerely,
YOUR VOLUNTEER BOARD