



## CEDAR HOLLOW SPRING NEWSLETTER 2021

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WELCOME to Spring 2021. This time last year we thought the Pandemic would surely be gone by now, but we all know this is our new world. We have learned to adapt to the changes and will continue to deal with whatever issues as we move through the seasons. Please continue to follow the CDC, State, and Town rules and requirements and please help us with your family, friends and visitors to keep our property free of the mask and other waste we see accumulating.

There has been an important notice that Imagineers changed the bank that we will now use for our condo fees. Please call management with any questions.

You will see some new vendors working for us and we must remind everyone that unit owners are not to confront the vendor with their complaints. There has been abuse of this rule so if you have a problem, please call or email management to resolve. We have recently met with vendors and gone over our needs and they want to work with us on a long-term basis. New properties take time and contracts take time. There has been abuse regarding owner interactions and we will lose our vendors at a cost to all of us. Please follow the proper process.

**ANNUAL PROJECTS:** We are doing the annual spring walk through of the property. We have scheduled projects for major maintenance on the 200 building this year and working on the idea of a long-term plan with Prime Touch for the continued envelopes of the buildings. We have to be sensitive to the repercussions of the Pandemic both financially and to the contractor's schedules. As we said last year this is a new world in dealing with everyone involved and nothing is as timely as we would like it to be. We are also dealing with the community lighting issue as a priority and because this is quite expensive it has taken time for bids to be submitted and materials ordered and be delivered and installed.

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 and call if you have questions.

The board meetings are the fourth Wednesday of the month at 6:30 p.m. Currently we are holding virtual meetings. Please plan to attend and make sure management has your contact information to management so they can notify you.

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

- **Sale of unit:** Make sure you are aware of your responsibilities with management regarding any unit for sale; Article 12 of the Rules and Regs.
- **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. Visitor spots are not an option.
- **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. If children are helping, please make sure they are aware of proper disposal of food wrappers, masks, dog waste, 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. This is for furniture items but not any garden waste, building materials of any kind. The town transfer station is available for your general clean-out items.

- **Common areas:** Please refer to Rules and Regs Article VIII about all plantings allowed on property, especially regarding the front beds. Still looking for anyone who would like to form a landscaping committee to work with the board on landscaping beautification. Contact a board member or Dawn at management.
- **Prevention:** We need to repeat this serious issue. We have had more sewage back up and it is very costly both to the association and the unit owner. \$\$\$ There is no such thing as a "flushable" wipe. Only toilet paper and human waste goes in the toilet. This is going to add a large amount to our operating expenses this year as our buildings age and we seek to mitigate the sewage back up. Please check with your insurance company for this special type of insurance and be reminded that finished basements and their contents are not covered in the master policy.
- **AC Units:** Everyone owns their own A/C unit; please take your winter cover inside and do not leave on deck or in yard to blow around. Companies will often give a good rate if you partner with neighbors for their visits for maintenance.
- **Pets:** We keep repeating this issue as it continues to be more and more a problem on many levels. As more owners' own dogs, the problem of dog feces is not only a problem for walkers and workers on our property, but it is a health issue for humans and their pets. Please report any abuse of the condo rules and the town policy so we can get this under control. 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. The license must be recorded with management within 30 days of the required license. 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 of Connecticut and management. Unit owners cannot park registered commercial vehicles on property.  
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, cigarettes and objects/sticks etc. in the drains. They are not for anything but water.
- **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 as we have many children.



**Pool announcement:** Everyone should have had the pool announcement by this time. All the circumstances are under constant review and you will be notified of any and all changes as the board is informed by the professionals involved that Covid restrictions are manageable and repairs can be done. Once these are completed, we will need volunteers to handle the pool restrictions and cleaning. Please watch for announcements by Management.

#### **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 that all bulky waste created as a result of renovation must follow all recycling rules. It is not to be dumped on our property.

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*