

# The Woodlands of Windsor Locks Newsletter

## Don't Forget:

The speed limit on Meadow Lane is 20 MPH (32 km/h)



Any visitor that stays three (3) nights or more, please contact Residential Management for a parking pass:

860-668-5342  
charissac@resman.net

Please contact Residential Management 48 hours to allow time for the pass to be issued.

## Weekly Trash Pickup

- All American Waste is the Woodlands' Trash Removal Company
- Please do not place your weekly trash receptacle out until 6 pm on Mondays and position it **three feet** away from the garages to prevent structural damage
- Please put trash barrels side by side rather than in front of each other (per All American Waste).
- If barrels are not placed in front of garage doors side-by-side the driver has the discretion NOT to pick up your barrels.



The Woodlands Association of Windsor Locks website has been reactivated with current postings. The access link is <http://woodlandswindsorlocks.com/>

## What's New

- The master insurance deductible has been changed from \$5,000 to \$10,000.
- Changes to garbage collection (please see reverse side of newsletter).
- The new sewage discharge pumps were installed this summer. These pumps replaced the 15 year old pumps.
- Meadow Lane has been repaved for the first time in 30 years!



## Please Remember

- NO overnight parking is allowed on Meadow Lane. This is per the Windsor Locks Fire and Safety Department.
- Parking on Meadow Lane is only allowed in designated spaces on the west side of the road.
- Please do not flush anything other than toilet paper. It can clog pipes and damage the sewage ejection pumps



## A few other things.....

- Please remember to close garage doors. This discourages critters from making nests in them and you may be financially liable for your neighbors possessions if you leave your door open.
- Any external modifications must be requested in writing, to Residential Management and replaced with "like-kind" . Residential will then provide a letter to your contractor or to the Town of Windsor Locks for the purpose of obtaining a permit. Any fees associated with such permits are either the contractor or homeowner's responsibility. The Association does not pay the permit fee.

## Winter is coming....

In a few months, we will start to get our first snowflakes. Please be sure to follow these guidelines:

- No resident should park in a visitor spot—this includes snow storms.
- No one should park on Meadow Lane during a snowstorm.
- Be sure to move your car when the plow comes by.



## And most importantly:

- Failure to follow these guidelines may result in your vehicle being towed.

## Decks:

Decks are unit owners responsibility. Unit owners should know that all decks will need to be either power washed or stained every couple of years. This is to keep the Woodlands looking nice and will help your deck last longer. If your deck is deteriorating, you will need to replace your deck.

Please remember that sliding doors, garage doors and decks are unit owners responsibility.

Deck Paint Color: Behr Solid Color Stain in Chocolate SC-129 available at the Home Depot

## Master Condo Hazard Insurance Policy

If your mortgage company is looking for a copy of the "Master Condo Hazard Insurance Policy" it can be obtained through the Woodlands Condominium Association insurance agent – Caplan Insurance. Please ask to speak with Cheryl or Aaron at 860-561-4713 and they will be happy to help you.

<http://woodlandswindsorlocks.com/>

## Reminders:

- Keep garage doors closed. This is a security measure.
- See Something, Say Something! 860-627-1461 Windsor Locks Non Emergency Police
- Please don't drop off garbage at the end of Meadow and Woodcock Court. If you have anything that needs to be hauled away, please read *BULK Item Collections* below.
- Also—metal garbage is only taken away on the 4th Friday of the month.
- If you are having a repair issue with your unit or something around the area, please contact Residential Management.
- Repair requests and complaints are not official until they are sent to Residential Management.
- Board directors do not put in repair orders to Residential Management.
- If you have contacted Residential Management and they have not responded or fixed something within a reasonable amount of time, please let one of the board directors know.
- Visitor parking spots are only for visitors and should not be used by homeowners.

Reminder

## Garbage Collection

All American Waste will only collect garbage that is properly placed outside of garages of all unit owners. **All American Waste has the right to refuse trash pickup if your garbage & recycling barrels are not placed properly outside your garage.**

- All barrels must be a minimum 3 feet away from garage door.
- Recycling & garbage barrels must be side by side—not one in front of the other.



Put in front of green line

