

THE WOODLANDS

of
Windsor Locks

Hello Summer!

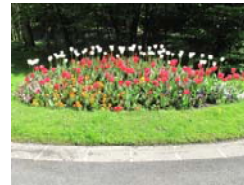


Things are in full bloom here at the Woodlands. Please remember flower beds are much more beautiful when nicely maintained.

Keep in mind that Bill's Landscaping does a yearly pruning and if you DO NOT want your shrubs/bushes trimmed, please contact them directly.

860-749-0448

<https://www.billslandscaping.com/contactus/>



2018 Board of Directors:

Diana Lysak
President

Eric Boisvert
Vice President

Richard Lindblom
Treasurer

Judy Chapman
Secretary

As a reminder:

It is wonderful to see that unit owners are taking the time to power wash, stain and re-place their decks. If any unit owner has any questions or concerns regarding deck re-pair/replacement, stain color etc., please do not hesitate to contact Residential Management they will be happy to answer any questions you may have.

Wow has it been hot!!! - Just a quick reminder that children's toys must be collected and stored at the end of the day and for the safety of everyone including pets, pools MUST BE drained daily - this is a huge liability to the Association but most of all nobody wants a tragedy.

Board Member - The issue of board membership is an ever-evolving challenge to this and many other condominium associations. We still have an open position on the board. Being a board member of this association is probably like no other organization that a resident has ever been a part of. This board is made up of individual resident /owners that have a significant vested interest in the continued wellbeing of the association. Having a common goal of furthering the values of the Woodland's, together with the intellect sometimes referred to a "common sense", and "common courtesies", makes serving on the board of The Woodlands Condominium Owners Association a unique and pleasurable opportunity.

Residential Management Company, Inc.

Mark Kubera, Property Manager

110 Mountain Road
Suffield, CT

860-668-5342



There has been a report of a bear on the property. Please keep an eye on children and pets!



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.
- If a holiday falls on a Monday, trash pickup will be on Tuesday



- 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
- The master insurance deductible has been changed from \$5,000 to \$10,000.

Board meetings are the first Thursday of every month. Check website for details.

A Couple of Things:

- Visitor parking spots are only for visitors and should not be used by homeowners.
- See Something, Say Something! 860-627-1461 Windsor Locks Non Emergency Police
- Please don't drop off garbage at the end of Meadow Lane. If you have bulk garbage, please contact All American Waste first at 800-826-7952
- Also—metal garbage is only taken away on the 4th Friday of the month.
- Please do not flush anything other than toilet paper. It can clog pipes and damage the sewage ejection pumps.

DO YOU KNOW WHERE YOUR ASSOCIATION DOCUMENTS ARE?

You bought a home in our community, you should have received copies of all our governing documents—including the rules and regulations—prior to or at closing. Sometimes these documents get lost among all the other papers you received at closing. And many homebuyers are so involved moving into their new homes, they don't take the time to read all the fine print. As a homeowner, you have a right to these documents; so, if you don't have copies for any reason, let us know, and we'll provide them to you for a fee. Of course, it's your responsibility to provide the association with your current address and phone number (particularly nonresident owners). This enables us meet our obligation to provide all owners with information from the association. It's very important to have copies of the governing documents because you'll be expected to know and comply with all rules and regulations of the community. You'll also want to stay informed by reading all materials provided by the association. It's our responsibility to make these documents—the bylaws and the covenants, conditions, and restrictions—as understandable as possible, so if there's anything you don't understand, please let us know. We'll be glad to clarify any confusing language or give you other materials that answer your questions. That old expression—ignorance of the law is no excuse—isn't exactly our motto, but it's close.

Want to Be A Board Member?

Consider the following before you submit your name to be on the board:

1. Have you served on any committees to get a feel of how the association works?
2. Have you attended open meetings and participated in discussions?
3. Do you have the time to devote?
 - a) There is a monthly meeting that can last several hours
 - b) There are committee meetings to attend
 - c) There are phone calls and emails between board members and the property manager
 - d) Emails and calls from residents to respond to
 - e) Overseeing large projects as they arise
 - f) Special meetings when hiring contractors

FIND US AT:

WOODLANDSWINDSORLOCKS.COM



- **Traits of Good Board Members:** Do you have what it takes to be a good board member? If you have a mix of some of the following traits and skills, consider running for a seat on the board. We'd love to have you.
- **Respect:** If you can give others respect and expect it in return, you can help keep board discussions civil, productive and on point. We're looking for people who can lead by consensus, not by command.
- **Good listening:** People want to be heard. Can you listen to board members and residents with sincere interest? You may have a few ideas of your own, but everyone benefits by sharing and discussing.
- **Thick skin:** Sometimes, residents—even other board members—can be mean and insulting. Are you good at turning a conversation around and finding out what's really bothering people?
- **Egos aside:** If you can give others credit, the board will operate better as a team.
- **Agenda aside:** Members who come to the board looking to help only themselves are a problem. A board is more productive when members don't have a personal punch list. Are you able to look after the community, not just your own interests? Are you willing to compromise?
- **Skill:** An association is a business. So having board members with accounting, organizational behavior and teambuilding backgrounds can help. Someone with a financial background, for example, might make for a good treasurer.
- **The ideal board comprises a mix of management styles,** professional skills and temperaments. If you know people with some of these traits or relevant skills, ask them if they'd be interested in joining the board. Some people don't think about running for a seat unless asked.
- **You don't have to know everything** when you join, but you should be familiar with the governing documents and the responsibilities of the job. Fellow board members and managers can help you with the transition and train you on board responsibilities, current work, projects and hot issues.
- **Leaders** can come from different places and backgrounds. There's no one mode that fits all. Share your knowledge and passion with the community.