

THE WOODLANDS

of
Windsor Locks

Hello Fall!

Watch out for children waiting for the bus!



The dumpster will be here Friday, October 12th.

The dumpster will be here until it is full.



2018 Board of Directors:

Diana Lysak
President

Eric Boisvert
Vice President

Richard Lindblom
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Secretary

OCTOBER FAMILY FESTIVAL
Sunday, October 7, 2018
Noden Road Park
58 West Street, Windsor Locks, CT

Make your new neighbor feel welcomed by delivering a bouquet of garden flowers or a plate of cookies along with a collection of takeout menus from your favorite local places. A good neighbor also shares information on garbage and recycling pickup.



Please keep in mind about throwing items down the drain. This would include coffee grounds, grease/fats/oils, gum, cat litter and "disposable" items. This will not only clog your drain, but will also do damage to our sewer system.

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!

Gutter Cleaning

Spring—When needed

Fall—after leaves are down

If you see a clogged gutter, please report it

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.

Maintenance Standards

At the Woodlands, there are certain items in your unit that you are responsible for. The following are a few common household maintenance issues:

Hot Water Heater (Section 1.2):

Each Unit Owner shall be responsible for maintenance, repair and replacement of the hot water heater that services their Unit. Each Unit Owner shall replace the hot water heater that services their Unit not later than the recommended or rated life use of the hot water heater (usually 10 years). Each Unit Owner shall be responsible for maintenance, repair and replacement of the hot water heater that services their Unit.

Smoke/Fire Alarms (Section 6):

Each Unit Owner shall be responsible to install and on an annual basis shall be responsible for an inspection of any smoke alarms which serve only his or her Unit. Where batteries are utilized in smoke alarms, batteries shall be replaced by the Unit Owner at least annually. Alarms should be replaced every 10 years or per manufacturers recommendation.

Dryer Vents:

All dryer vents should be cleaned out annually. Accumulation of lint can be a fire hazard.

Maintain Heat (Section 3):

Each Unit Owner shall during the winter months (December 1 through April 30) be responsible to maintain heat of not less than 58 degrees Fahrenheit in all living areas contained within the boundaries of the Unit.

Don't forget to pick up after your pet!

