

The Woodlands

Windsor Locks, CT

2021 BOARD MEETINGS

Covid-19 has changed the way many Associations' conduct meetings. The Board continues to meet through social distancing or zoom. If a unit owner has the need to attend a meeting, you must contact Residential Management.

FIRE AT THE WOODLANDS

Sadly the Woodlands experienced a loss of life due to a fire. Let it be a reminder for all unit owners and tenants that we each have an obligation to maintain and update electrical, gas operated mechanisms in our individual units. Your unit's aging or malfunctions will impact the lives of other units in your building. Clear your exterior gas vents and decks when it snows. It could save a life. Words are insufficient for the Woodcock unit owner who acted quickly and sufficiently in calling 911. This individual's actions prevented additional loss of life and minimized structural damage. We are forever indebted. Thank you.

SNOW

So the first snow storm of the season arrived with vengeance – The Woodlands Association has a new snow plow company that had a difficult time navigating through this snow storm. The Board of Directors is aware of this and worked very diligently with the contractor to get things cleaned up. We are asking that everyone be patient and understanding and report items of concern to Residential Management so we can address these with the new contractor. Hopefully going forward things will be less stressful on unit owners and on the contractor.

Photos will be taken of all cars that have not moved while plow/Bobcat remove snow.

Guests also must move their vehicles as well.

Do not move your car into a visitor spot before a snowstorm.

CHIMNEY

End units that have a gas fireplace ARE REQUIRED to have their chimney cleaned yearly. The National Fire Protection Association recommends that homeowners and renters have their chimney flues and utility flues cleaned at least once a year. Blocked or clogged utility flues can be just as dangerous as a dirty chimney. Carbon monoxide exposure can lead to illness and, eventually, death if you have too much exposure. Children and elderly are most susceptible to carbon monoxide poisoning. The best way to prevent carbon monoxide poisoning is by having your chimney cleaned and inspected once a year.



OWNER/TENANT INFORMATION SHEETS

All unit owners should complete the unit information sheets which were sent from Residential Management. These sheets are used in various ways and are important in case we have any type of emergency at the Woodlands.

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

With heating season underway – it is every unit owners responsibility to be sure they have working smoke and carbon monoxide detectors on every floor of their unit. As previously mentioned in past newsletters, smoke and carbon detectors have a life of 7 years and no more than 10 . When was the last time yours were replaced?



The Board had to vote directors into Board positions so this is the new Board of Directors:

Dianna LysaK

- President

Eric Boisvert

- Vice President

Judy Chapman

- Secretary

Greg Blanchfield

- Director

You **MUST** call All American Waste at (860) 289-7850 by Monday at noon for the Tuesday pickup.

DO NOT put trash out until an appointment is made with American Waste and DO NOT put waste out until evening before pickup.



CONDOMINIUM FEES

Please keep your current mailing/billing address on file with Residential Management. Fees for the year are based on the operating budget and the requirements for the Reserve Fund. Condominium fees for the 2021 year is \$260.00 and are due on the first of each month. It is important to pay the fees on time as they cover the operating and reserve fund costs of the condominium complex as shown in the budget and financial statements. Vouchers are no longer mailed to unit owners unless requested. Unit owners can choose to have automatic Debit – if you are interested – please contact Residential Management.



INSURANCE

Each owner/tenant is responsible for insuring personal contents and valuables inside their unit, as well as maintaining liability coverage. We suggest checking with your insurance agent to ensure that you have appropriate coverage through your insurance policy for water damage and other damages for which you may be held accountable. The master policy deductible is current \$10,001.

PETS

If you have a pet, or are considering acquiring one, be certain to consult the condominium By-Laws. Unit owners/tenants are only allowed one dog. All dogs must be on a hand leash at all times. Pick up after your pet. Each unit may have no more than one dog (no more than 50 pounds) and no more than 2 cats.



PARKING

Continued issues with unit owners and tenants utilizing visitor parking has been an ongoing issue. Please remember that the Board of Directors has the authority to tow any vehicle that has been in a visitor parking space for longer than 3 days without a visitor parking pass CLEARLY displayed. The Board DOES NOT want to tow a vehicle, however will if it is necessary. It is a violation for unit owners to use these parking spaces and inconsiderate to others who abide by the rules in our community. The fee for a tow is roughly \$300. The Association DOES NOT receive any compensation from a tow and will not reimburse anyone for the towing. The Association is not responsible for damage to any vehicle that is towed from the property.

BOARD VACANCIES

There are currently one director position open – interested individuals should contact Residential Management. Please keep in mind you MUST BE a unit owner.

BOARD DIRECTOR NEEDED

Our Condo documents state that there are FIVE Director positions. The Board asks that unit owners seriously consider stepping up for our community needs. Your special area of expertise could be an asset to the Board. i.e. finances, accounting, engineering, management, contractors. One meeting per month, first Thursday, at 6 pm. Our community needs you.

EXTENDED ABSENCE

INSIDE YOUR CONDO – shut off the water for the unit if you will be absent. Keep your thermostat set at no less than 58 degrees. Ensure all windows are closed, locked and insulated. Turn off the pilot light in the fireplace (if applicable)

Condo Checks – It is good practice to have someone checking your unit weekly if you will be absent for a extended period of time.