

The Woodlands

Windsor Locks, Connecticut

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.

REMEMBER

You are responsible for your guests and contractors. Please be sure they don't park in other unit owners spots or in no-parking zones.

FIRE SAFETY TIPS

We're now coming into the season for home fires. If you don't have smoke alarms, a carbon monoxide detector, and a fire extinguisher, this is a good time to get them. If you have them, it's a good time to check them.

Unit Owner's Responsibility for Annual Deck Maintenance

Unit Owners' Responsibility for Deck Replacement when it has deteriorated. You are also responsible for staining the deck as well.

DUMPTSER

The dumpster should be here on November 18th and remain until full.

PARKING

Please be considerate to your neighbors with parking:

- Unit owners are not allowed to park in visitors spots
- Please be sure your guests and/or contractors don't park in a unit owners spot unless you have permission to do so.
- Please be sure to park on the west side of Meadow Lane only. This includes your contractor as well.
- If you have a contractor doing work, please don't let them block anyone's parking spot or garage.

DAYLIGHT SAVINGS TIME

Daylight Saving Time To End Soon. Now that fall is here, chances are that you've taken notice that the days are getting shorter. Not only will we continue to lose a bit of daylight each day thru December 21, but soon it will be time to change our clocks. Daylight Saving Time, which began on the second Sunday in March, ends on the first Sunday in November. This year the date is Sunday, November 7. You are reminded to set your clocks back one hour at 2:00am, which gives you an extra hour of sleep. This is a great time to check/replace the batteries in your smoke detectors.



GUTTERS

Gutter cleaning will be done 3rd or 4th week of November.

OUTSIDE FAUCETS

Be sure to shut off your outside faucets so they don't freeze this winter.

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.



BONFIRES/CHIMENEAS/FIREPITS

There are no bonfires, fire pits or chimeneas allows at the Woodlands.

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.

PETS

Please be sure to pick up after your dogs. All dogs need to be leashed while outside and they need to be licensed. Please refer to condo by-laws for the maximum size of dogs allowed. Only one dog allowed per unit.



Fall things to do in CT:

Sample hard cider. Plan a visit to one of Connecticut's hard cider destinations like Yankee Cider Barn at Staehly Farms in East Haddam, New England Cider Company in Wallingford, and Bishop's Orchards Farm Market & Winery in Guilford.

Follow the wine trail. If you haven't already, grab your passport to Connecticut Farm Wineries and take in the scenic views at any of these Instagram able vineyards and wineries.

Treat your sweet tooth. In fall, there's nothing better than farm fresh pies, apple cider doughnuts, and other tasty treats! Find these goodies at places like Lyman Orchards in Middlefield, Rogers Orchards Shuttle Meadow Farm in Southington, Ellsworth Hill Orchard & Berry Farm in Sharon, Belltown Hill Orchards in South Glastonbury, and Beardsley's Cider Mill & Orchard in Shelton.

Join the craft beer craze. Everyone's talking about craft beer these days and the cool places you can find it! See what you've been missing at these destination breweries in Connecticut.

Go pumpkin picking. Stop by any one of Connecticut's farms and find yourself a perfect pumpkin to display or eat! Or snap the perfect pumpkin picture at these Insta-worthy pumpkin patches.

See some wild animals. Come face to face with zebras, elk, bison, and more at the Action Wildlife Foundation in Goshen or Connecticut's Beardsley Zoo in Bridgeport. Take a wagon ride to see where the buffalo roams at Creamery Brook Bison in Brooklyn.

Learn about the past. Head to the Dinosaur State Park in Rocky Hill, the PEZ Visitor Center in Orange or the Connecticut Science Center in Hartford for a museum trip the kids will love!

Get lost in a corn maze. Test your skills at one of the fun and challenging corn mazes around the state including Lyman Orchard's 1970s rock 'n roll themed maze in Middlefield, which honors our frontline workers.