

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.

Damage

Unit 94 has been gutted and is nearing completion of its' restoration. A reminder again to replace smoke detectors and change out batteries regularly.

Don't turn the Woodlands into a dump!

With spring here, many people are clearing out the clutter and replacing items. Please don't dump your appliances on the grounds. All items must be picked up and cannot be put out until the night before pickup.

Unit Owner's Responsibility for Annual Deck Maintenance

Unit Owners' Responsibility for Deck Replacement when it has deteriorated. The Board will be doing its annual walkabout this Summer.

Light in Woodcock Court

We have had an issue with the light post by the sewage ejector in Woodcock Court. Someone has been turning the light away from the parking lot. This is a safety issue and costs the association every time it has to be moved back. If anyone is caught moving this light, that person will be responsible for the repairs.

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.

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.

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.



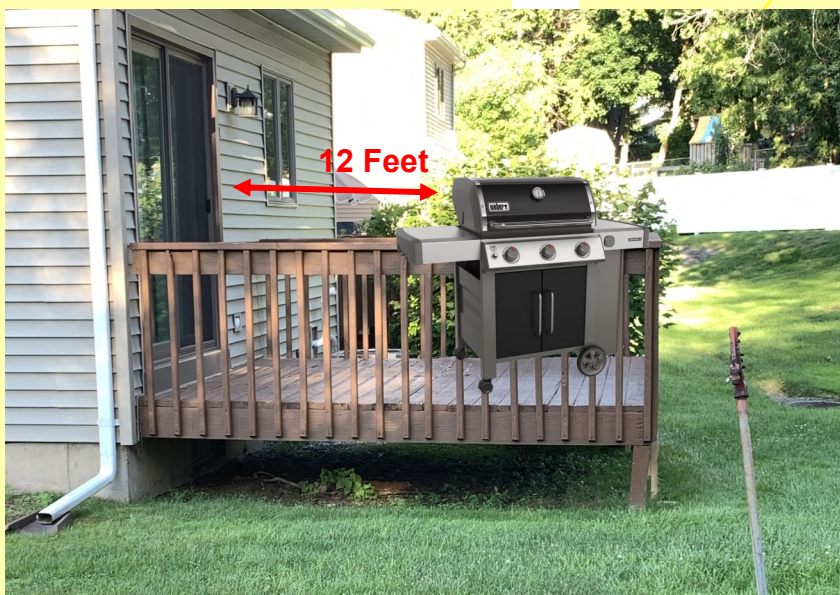
INSURANCE

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 currently \$10,001.

GRILLS

Now that we will be outside more, please be aware that your grill should be 12 feet away from the building. Preferable, grills should not be on decks.

Charcoal grills are not allowed.



BONFIRES/CHIMENEAS/FIREPITS

There are no bonfires, fire pits or chimeneas allowed 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 an 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.