

## 2022 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.

### Woodlands Condo Association Board of Directors:

Diana Lysak

Eric Boisvert

Judy Chapman

Greg Blanchfield

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

Please don't set items out assuming a neighbor will want them or that someone has called for a special pick-up. If neither is the case, discards just get left and make our neighborhood look trashy.

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

It appears that spring is finally here. The snow is gone, the wildlife is getting active again and most importantly, we recently had to "spring ahead" and welcome daylight-saving time! With the arrival of spring, our Woodland's Community also begins to gear up for summer. Please take the time to scan through our spring newsletter for friendly reminders to keep our community vibrant.

### 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.

### BEARS & OTHER ANIMALS

Be sure to keep an eye out for bears and other animals. They are out and about this time of year.



### DON'T FORGET

Unit owners are reminded that they need to have changes (i.e. doors, windows) approved by the board prior to purchase/installation.

### DOGS

**Dogs Must Be Leashed and Waste Must be Disposed of Properly**

Per the Community's governing documents, animals are not allowed to roam free at any time. Please keep your pets on a leash while walking them through the complex. Please be advised, if you are caught not picking up after your dog, you will receive a violation notice from the Association. Thank you for your cooperation and assistance in this matter.

**ONE DOG RULE** – Unit owners and tenants are only allowed one dog (less than twenty [20] inches in height at the shoulder at maturity and of gentle disposition), violators will receive a violation notice. A second offence will be a hearing and third offense fines at \$50 per day until the animal is removed.



### Procedure for Reporting Maintenance Issues

If you are renting your unit in the community, please be aware that all maintenance issues should first be reported to your landlord. Your landlord should then contact Residential Management to make arrangements for the repair. If you are an owner, please contact Residential Management to report any maintenance concerns or issues. We will help you determine if the repair is your responsibility to correct or if it is the responsibility of the Association.

**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.

**Secure Your Valuables** Please ensure your cars are locked at night, and that all valuables that do not need to be in your car are removed on a nightly basis. If you notice anyone suspicious within the community, please call the Windsor Locks Police Department.

### MOWING

If conditions are wet, the landscapers may not come on site or may skip certain areas.

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## More Info:

### 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 2022 year is \$280.00 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 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.