

The Woodlands

Volume 8—Issue 1 Winter, 2023

What is New?

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.

OUTSIDE FAUCETS

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

SNOW AND YOUR TRASH CAN

This time of year it is more important to have your cans out for as short a time as possible. Out after 5pm Monday and in by dark Tuesday. They can freeze in place, making it difficult to move, and the snowplow has to maneuver around them. Remember, if weather is severe, the trucks may not collect on schedule but assume they will.

GREEN LIVING TIPS FOR WINTER:

Consider setting your thermostat one or two

degrees lower than in past years. Or better yet, invest in a programmable thermostat. This simple action will reduce your overall energy use, saving you money while reducing the demand on our power grid and lowering harmful carbon emissions. - Ensure your home is properly insulated from the cold. Outside air getting in makes your furnace work harder, wasting energy and increasing your electric bill. Check the thickness of your attic insulation and ensure it is adequate, ensure your windows and doors are properly caulked, and use a fireplace plug to keep heat from escaping when you're not using your fireplace. - Clean and properly store outdoor items during the cold months. Rain, snow, and ice wreak havoc on

Windsor Locks, Connecticut

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.

2023 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.

Trash receptacles must be placed in FRONT of the green line SIDE-BY-SIDE. All American Waste should NOT have to get out of their truck to re-arrange trash barrels. If this continues – they will not pick up your trash.





Need de-icer for your stoop?

Contact Residential for some, but please remember that the condo association will be charged for it, so only order some if you need it.

Upon any impending snow storm, **DO NOT** move your vehicle from your designated outdoor parking spot to a visitor's spot. Removing the snow from the common areas requires the cooperation of everyone. **Please remember that street parking is not permitted during snowstorms.** After Meadow Lane has been plowed, the snow removal contractor will then enter each court. Residents are requested to then move their vehicle to allow the snow plows to remove snow in the courts. Residents are required to relocate vehicles when their court is being plowed between the hours of 8:00 a.m. and 8:30 p.m. Failure to properly relocate your vehicle after a snow storm will result in the following:

1st offense – a written notice from the Board of Directors

2nd offense – a hearing

3rd offense - \$150.00 fine

4th offense - \$250.00 fine

Any offense thereafter will result in the vehicle being towed at the unit owner's expense.

UNIT OWNER INFORMATION SHEETS MUST BE COMPLETED YEARLY REGARDLESS OF NO CHANGE!
1st offense for not completing and returning is a letter, 2nd offense is hearing and 3rd offense will be fines

Revised Rules and Regulations will be mailed out in January



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 2023 year is \$290.00 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 re-

quested. 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.

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. Only one dog allowed per unit.