

The Woodlands

Volume 8—Issue 3 Fall, 2023

What is New?

HOUSEKEEPING

- Dryer vents should be kept cleaned.
- Washer hoses are required to be metal braid.
- Smoke detectors should be changed every 10 years. Do not forget to replace the batteries.
- Furnace and chimneys (if your unit has one) should be cleaned on a yearly basis.
- Water Heaters don't last forever. Write on your water heater the date of installation so you know when it should be replaced before it leaks.
- Please be mindful of your speed driving through the development. Many residents walk around the Community and vehicles backing out are always a concern.

2023 BOARD 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.

All dates for meetings are listed in the Woodlands Website.

Tips that will help prevent leaks and backups before they cause damage to your unit, or units of others.

In Bathrooms:

- Check bolts on toilets to see if they are loose (tank to bowl, and bowl to floor).
- Check the shutoff valve and supply lines on the toilet for corrosion (indicates a leak).
- Check overflow plates on tubs to see if they are loose.
- Check caulking around tubs (top at wall, base at floor, corners, spout, door tracks, and diverter plates). Small cracks in caulking can cause a lot of damage.
- Check shower heads and arms for any spraying water.

Do not flush any wipes

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.

or paper towels down the toilet. These will clog the main lines.

In Kitchens: •

Do not put the following in disposals: eggshells, pasta, rice, coffee grounds, grease, etc.

- Check the seals around dishwasher doors for cracks, and be sure to keep them clean.
- After running the dishwasher, check for water around the floor and underneath the dishwasher.
- If the refrigerator has an ice-maker line, check periodically behind the refrigerator for any leaks, water. • Check pull-out sprayers on sinks for any leaks.
- Check for rust spots on garbage disposals (this indicates a leak).

In Bathrooms and Kitchens:

- Check under all sinks regularly; look at valves, drains and pipes for corrosion.

Snow is coming!!!

The Association will be initiating a Robocall system. Any unit owner with a current phone number on file will be alerted when the snow removal contractor is due on site. Remember all vehicles must be moved from outdoor parking spots so they can be cleared. This is a courtesy to your neighbor and extremely important for liability purposes. Anyone who neglects to move their vehicle will receive a notice. If a violation occurs a second time you will be called in for a hearing then ultimately fined.

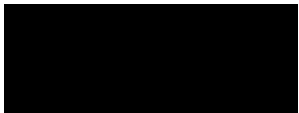
Windsor Locks, Connecticut

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.

- Check under sinks weekly for any water in cabinets. • Repair cracks in tiles and missing grout; these damages allow water to get behind tiles and run below.
- Check if faucets are loose from the mounting surface.
- Check for water leaking from sink or shower handles



Sewage Ejection Pump

We're on the Web!

woodlandswindsorlocks.com

Please be advised that the Woodlands has a sewage ejector pumping station which pumps the sewage up to North Street. **What you put down the drain or flush ends up in the sewage ejector pit. It impacts the pit as well as the pumps. We have recently experienced several failures of the pumps due to what was being put down the drain or flushed.** The following verbiage is taken from page 6 of the Woodlands Association of Windsor Locks Rules and Regulations Handbook: Sewer Pumping Station Located adjacent to Woodcock Court is the sewer pumping station, which serves the community. All of the sewage from the units within the condominium flows to this facility, which, in turn, pumps the sewage into the town sewer lines. An independent contractor chosen by the Executive Board of Directors provides monthly preventative maintenance and other services to ensure a smooth and trouble-free operation. In the event there is a problem with the station, an audible alarm will sound. If ever you hear the alarm, contact the management company immediately to avoid potential sewer backups. Your cooperation is needed in keeping this system running smoothly. Never throw diapers, sanitary items, towels, or any other inappropriate items down the toilet, and don't throw grease down your drains, as these clog the motors within the pumping station. Additionally, your cooperation in using a biodegradable laundry detergent will go a long way in keeping the station clean.

**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**



More Info:

Outside faucets:

Winterizing your outdoor faucet for winter is the most important prep step during the year. Homes across the U.S. experience leaking or burst outdoor faucets during the winter because someone forgot to close the valve. If you have an outside faucet, please be sure to remember to turn off the water leading to it.

however the reason for doing so was the dumpster rules were not being followed. This ultimately cost the entire Association further money to dispose of these items.

Airbnb arrangements are not allowed at the Woodlands Association.

PARKING

Parking issues continue to be a problem at the Woodlands.

- Unit owners are not allowed to park in visitors spots. We have had numerous complaints of unit owners/tenants violating this rule. The Board of Directors has the authority to have your vehicle towed at your expense.
- 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.

FALL DUMPSTER:

The Board of Directors has chosen not to provide a fall dumpster. This was a difficult decision,

REMINDER: There is NO overnight parking on Meadow Lane.