

# The Woodlands

Volume 8—Issue 2 Spring, 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.

### Gutter Cleaning

This spring we will have gutter cleaning on an as-needed basis. This will be done by mid-June.

### Mowing

We will be mowing soon, but please note that if an area is too wet, it won't be mowed.

### Dog Feces:

If there is an area that has dog feces, then the landscapers will not mow.

### Mulch:

If you mulch, please be sure to use the color brown.

### Pet Information:

There are new rules regarding pets at the Woodlands. This information was sent to all unit owners. If you are a pet owner, a completed form should have been returned to Residential Management which should have included a picture of your pet, dog license and proof of rabies.

### Rules and Regulations

Rules and Regulations were amended August 2022 and adopted. Every unit owner should have received a copy along with an acknowledgment form indicating receipt. These forms **MUST BE** returned to Residential Management. Also, if you are a unit owner who rents their unit, your tenant(s) must receive a copy of the Rules and Regulations and they must sign an acknowledgement form indicating they have received and read the Rules and Regulations.

### Flower Beds:

Flower beds should be maintained – the Association does not mulch the beds in front of units – this is the responsibility of the unit owners. If you are removing plants or wanting to install new plants you must get board approval – **NO TREES** are allowed to be planted in these flower beds. The Board realizes that everyone loves the look of a majestic tree in their front yard. They not only provide shade and beauty, but they also supply us with much-needed oxygen. But when they're planted too close to the foundation, they can cause foundation problems.

## 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.***

### Dogs

Dog license registration is in June and all dogs residing at the Woodlands **MUST BE LICENSED** and a copy of the current license **MUST BE** on file with Residential Management .

### 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.

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.



## Sewage Ejection Pump

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.

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**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**

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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 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.