

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.

WHERE IS THE YEARLY DUMPSTER?

Several unit owners have inquired about a Spring dumpster. The Board will vote on whether to get a dumpster for the complex. If a dumpster is provided, all Unit owners/tenants should follow the dos and don'ts of what goes inside. In the past, it has cost the Association additional money because of improper items being disposed of.



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 rearrange trash barrels. If this continues – they will not pick up your trash.

BULK ITEMS

Some **BULK ITEMS** include an additional disposal charge, These **FEES (mattresses \$30, box-springs \$30, freon items \$25)** are imposed by Trash Processing Vendors, which we do not control. The Town of Windsor Locks is **ALWAYS** on your side to try and find the best possible rates for our valued residents

Oversized MSW aka Bulky Items are picked up every Tuesday in Windsor Locks. **Please call All American Waste to schedule** an appointment no later than noon on Monday the week you want the collection. Bulk pick up does not include anything considered construction or demolition debris, or any bagged items or boxed items.

Mattress and Box Spring disposal: Mattresses and Box Springs will be picked up curbside every Tuesday (bulk pick-up day) **after paying a disposal fee at the Public Works office located at 6 Stanton Road. The non-refundable disposal fee for mattresses and box-springs is \$30 per piece.**

Payment must be received no later than noon on Monday the week of the collection. Acceptable forms of payment are cash, check, credit/debit card. An additional \$2 convenience fee is required for all credit/debit card charges.

Metal items can be picked up at the curb up by **All American Waste** on the 4th Friday of every month. **Call All American Waste** by noon on Thursday the week of collection.

Freon Items can be picked up at the curb by **All American Waste** on the 4th Friday of every month, **after paying a disposal fee at the Public Works office located at 6 Stanton Road.** Payment must be received by noon on Thursday the week of the collection. **The non-refundable disposal fee for freon items is \$25 per item.**

Payment must be received no later than noon on Thursday the week of the collection. Acceptable forms of payment are cash, check, credit/debit card. An additional \$2 convenience fee is required for all credit/debit card



Remember:

There is no parking at the end of Meadow Lane by North Street. People have been parking there to drop off and pick up kids from the bus. This is a safety issue.

Electronics Disposal:

Please bring all electronics that need disposal to the Windsor Locks Dept. of Public Works on Saturdays between 8am & Noon.

DO NOT LEAVE OUT FOR TRASH PICKUP!

SINK HOLES – If anyone encounters a sink hole – please take a photo and provide its whereabouts and send the information ASAP to Residential Management. Sink holes are developing due to the water issues throughout the complex and are a trip hazard.

SMOKE/CARBON MONOXIDE DETECTORS - Spring ahead means to replace your smoke detector batteries. Smoke/carbon monoxide detectors have a life of only 10 years.

DOG FECES – Spring is here and spring cleanup is upon us. Please remember to clean up after your dog. If the landscape company encounter areas of dog feces the area MAY NOT be mowed and the Association will be charged an additional equipment cleaning fee.



CHILDRENS TOYS – With the warm weather and sunny days everyone wants to be outside. Please remember that children's toys (balls, bikes, etc.) MUST BE put away on a daily basis. Please keep your child from riding bikes and running through the courts – this is a safety precaution for your child and for vehicles driving in and it of the courts.

LANDSCAPING REMINDERS – Did you know that proper landscaping not only increases curb appeal but it can give real estate properties an increase in value. With this in mind, it is important to remember that all landscaping requires routine maintenance. Some may require more than others, but in the end, they all require a certain level of attention. If not cared for, weeds can get out of control and start masquerading as plants. These weeds can then cause beautiful vegetation to easily die.

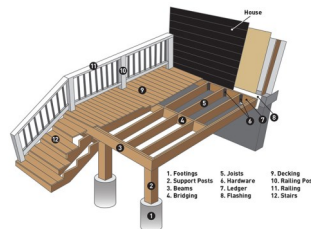
More Info:

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 2024 year is \$310.00 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 allows at the Woodlands.



PET OWNERSHIP INFORMATION SHEETS

– These sheets were mailed to all unit owners. If you own a cat, dog or other type of animal you are REQUIRED to fill this form out and provide the management company with the requested information. First offense – letter, second offense – is a hearing and any additional offenses will be a fines of \$50.00 per day that the Association does not have the information on file .

DECKS – It is unit owners responsibility to properly maintain their decks. This includes deck/board replacements, staining, etc.

Behr #SC-129 chocolate available at Home Depot.