

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.

The Woodlands

VOLUME 9 — ISSUE 1

NEWSLETTER DATE

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 tools, toys, and furniture left outdoors over the winter. Extend the life of your outdoor items and keep them out of the landfill by covering them or bringing them indoors.

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

Don't forget that the limit of 2 dogs per unit.

Please be considerate—don't park or let your guests park in front of the mailbox huts.



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!

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.

Please be sure to check your pets if they go outside for any salt on their paws.

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.

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 a 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 2 dogs allowed per unit.