

THE WOODLANDS

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.

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.

UPDATE

Starting January 1st, 2025— Condo fees will be \$345 per month

Insurance: The master insurance policy was renewed in July, 2024 nearly increasing by 156%. Please be sure that your coverage is adequate and aligns with the master policy. Homeowners are required to carry HO6 and tenants are required to carry HO4.

UNIT OWNER INFORMATION SHEETS MUST BE COMPLETED YEARLY REGARDLESS OF CHANGE! 1st offense for not completing and returning is a letter, 2nd offense is hearing and 3rd offense will be fines

WHAT IS NEW?

Happy New Year Residents!

As 2025 rolls in, it is a good time to remember 2024 and look forward to the coming year. This past year brought challenges, growth, and countless moments of unity that truly defined the strength of our community. We as an Association must pull together and help one another, be kind to one another and most of all be understanding and patient. In this edition, we give a warm welcome to our new unit owners, provide information about various things such as trash, parking, etc. and offer reminders and information that we hope will make your new year a good one.

Unit owners should not confront any contractors hired by The Association, or their workers or representatives with requests or complaints! Questions and concerns should be directed Residential Management.

Parking Reminder – Unit owners, residents, and guests should:

- Be thoughtful of your neighbors, parking is limited in our

community.

- Homeowners/tenants should park in their garages and parking spaces. Homeowners/tenants are not allowed to park in visitor parking.

- No overnight street parking is allowed.

- Do Not park vehicles in such a manner as to impede or prevent ready access to any garage, driveway, parking area, or fire hydrant.

Snow Stakes – Please do not run them over or knock them down. If you notice snow stakes that are lying on the ground, if you are able, please reinstall them where they were.

Snow Removal Reminders – Be thoughtful of your neighbors and our snow removal vendor’s employees!

- Use caution whenever there are icy conditions.

- Unit Owners are encouraged to help the contractor by moving their vehicle(s) from the outside parking area as snow removal proceeds. Should your car remain in either your outside parking area when plow-

ing, your car will not be shoveled out, and may be plowed in.

- Do not leave your vehicle on the street except while your parking area is being cleared.

- Homeowners must not ask our snow removal contractor to remove snow from their vehicles or shovel paths around their vehicles! Please do not interfere with or make special requests of the contractor’s employees removing the snow.

- Unit Owners must also share in the responsibility for keeping the area around their unit safe and may request ice melt from Residential Management.

- Unit Owners are responsible for keeping decks free of snow build up – remember should a fire occur, and the front entrance is blocked this will be your only alternative way out.

- If you are away overnight, for a weekend, or an extended period, please park your vehicle in your garage. If you must leave a vehicle outside, please leave a key with a neighbor so the vehicle can be moved for snow removal.

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!

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 2025 year is \$345.00 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.