

January Newsletter

2022

HAPPY NEW YEAR



The First Notice for the 2022 Annual Election meeting was mailed out.

There will be three open positions.

Join the BOD and let your ideas be heard. If you wish to run for the Board of Directors, you must submit a one-sheet resume no later than **January 14, 2022.**



We have had a number of near misses in our parking lots.

All parking lots are now One-Way Only!

Please abide by following the one-way traffic signs.

This is to prevent you from experiencing an accident or injuring a person. Also, enter and exit the parking lot while staying to the right. If you or your guests ignore the one-way traffic, a grievance meeting will be scheduled and fines will be charged to your account or subtracted from your rental security deposit. One-way signages on the pavement and on posts are there to remind drivers.

In addition, please slow down when using Lavers Circle.

There are walkers and cyclists coming around curves. Please help us avoid a loss of life or serious injury as well as potential vehicle collisions.

Happy New Year



With the growth of on-line order purchases, our mailroom areas are becoming trip hazards for package pick-ups. Please pick up your packages as soon as you can to prevent clogs in the mail area. Some packages remain for days without pickup, only setting up a theft opportunity.

SEE SOMETHING SAY SOMETHING!!



Reminder!! - Large/Bulky Trash Disposal

Large/bulky trash items can **ONLY** be put out on **Tuesdays after 5pm!** Please place items near the handicapped parking spot on the same side as the trash area. Please inform the office when doing so, this will assure proper pick-up on Wednesday mornings from the City.

Failure to do so will result in a \$100 fine. Placing large items early obstructs the garbage pickup operation.



We are experiencing residents propping open the stairwell or main doors and leaving them unattended. If you experience any doors propped open and unattended, please close them. If you observe someone doing so, please report it to the office, and the office will handle the reporting anonymously. Leaving the doors open creates a breach in security. The Association spent thousands of dollars on security cameras and an access control system. **Propping doors open compromises building security!**

There are a few residents that allow their dogs to walk unleashed. All dogs must be on a leash, whether the dog is 1 pound or 50 pounds it must be on a leash at all times.

NO EXCEPTIONS!



REMINDER OF SOME ABBREVIATED RULES AND REGULATIONS!

Please see Schedule "A" to the By-Laws for further clarifications:

- 21. **Obstructions.** The lobby, ground level stairwells, clubhouse and gym doors shall not be propped or kept open with objects.
- 22. **Odors.** No noxious or unusual odors shall be generated. Odors are deemed to include smoke and second hand smoke. *Smoking is not permitted on Patios.*
- 24. **Pets.**
 - (a) Tenants are not permitted pets.
 - (b) Pets must be on leash when outside of a unit, no reptiles, birds or wildlife in or on condominium property.
 - (d) Unit Owners must immediately *collect and clean-up any feces* from pets upon the Condominium Property. Unit Owners must immediately *clean-up any urine* from pets that is done on the catwalks, entranceways, stairwells and common areas.
 - (e) If a dog becomes a nuisance and/or obnoxious to other unit owners by barking, unit owner has seven days to correct or dog will need to be removed from property.
 - (g) Each pet owner must sign a pet identification agreement. **No pet sitting is allowed.**



Remember to send the office a copy of your **2022 Landlord Permit!**



Don't forget to send the office your updated **Homeowner's Insurance Declarations Page!**