

November 11, 2020

Dear Association Members:

The Board and REI hope you will find the news and reminders that follows to be helpful. Thank you for your time in reading the newsletter and for your cooperation where required.



Community Updates

Upcoming Projects...

Various approved drainage repairs and installations, throughout the community, have begun this week and will continue for the next couple of weeks (weather permitting).

Ongoing Projects...

Pavement crack sealing has now been completed after being a bit delayed due to the weather. Additional roadwork and asphalt repairs will begin later in the month.

The roof boot replacement project is ongoing. 57-64 Lawrence, 8-1 Caldwell, and 9-12 Caldwell are next in line to be completed. Residents do not need to be home for this replacement.



Annual Owners Meeting

The Annual Owners Meeting is scheduled for Monday, December 7, 2020 at 6:00 PM. An official notice, including the agenda and the 2021 proposed budget, will be sent to all owners in advance of the meeting.

The Board Meeting schedule for 2021 will be released either late December or early January.



2020 Holiday Trash Pickup Schedule

Thanksgiving
Christmas Day

Thursday
Friday

pick-up will be normal day
pick-up will be normal day

As a reminder, trash and recycling receptacles are not to be put at the curb any earlier than the night prior to pick up and must be brought inside the night of trash pickup. If your trash or recycling container is missed on the day of pick up, please contact Jessica DiDomenico immediately and she will contact the trash vendor.



Tennis Court Closure

Please note the tennis court will be closed for the season on Monday, November 16, 2020.

Holiday Decoration Reminders



Section 12.2 – December Holiday Decorations:

Decorations Allowed:

- 1) Mini multi-colored white and blue lights and ornaments will be allowed on trees and bushes surrounding your unit. No more than five (5) general holiday decorations may be placed in the mulch area. Where two unit owners share a common tree or bush, both owners must agree to have lights and decorations.
- 2) Icicle and snowflake lights, etc. may be hung over garage doors and entrance ways.
- 3) Green roping is allowed to frame garage door(s) and may have mini multi-colored white or blue lights attached.
- 4) Holiday pathway lights are allowed, however, if they are damaged by

vendors during snow removal clean-up, owner(s) will not be compensated.

- 5) Back decks may be decorated with lights and decorations.
- 6) Green wreaths with red ribbons no larger than 24" in circumference will be allowed on pillar(s). Where two unit owners share a common pillar(s), both unit owners must agree to hang wreaths.

Decorations not allowed:

- 1) No decorations or lights are allowed to be hung or attached to any roof or roof line, outside walls or windows.
- 2) No electrical wires are allowed to cross any sidewalk, driveway or any area that would constitute a tripping hazard.
- 3) No electrical wires are allowed to be hung or placed over trees or bushes.
- 4) No inflatable decorations are allowed on any walkway or common area.
- 5) No external flashing lights or audio music is permitted.
- 6) No items that are hard to remove such as garland, tinsel or streamers, etc. should be hung from trees or shrubs which could result in damage.

General:

December holiday lights and decorations may be put

- 1) up on or after November 15th but cannot be lighted prior to the Friday after Thanksgiving and must be unlit on or before January 10th. All outside decorations must be taken down and removed no later than January 20th.
- 2) Please be conscious of your neighbor if you share an entryway, as all residents may not wish to celebrate holidays the same way. Please do not infringe on their space.
- 3) Lights and decorations must not block walkways or the adjoining neighbor's entryway.
- 4) All homeowners are responsible for any accidents or injuries that may occur due to the placement of lights and decorations.
- 5) Unit owners who place lights and decorations in the approved areas must also agree that they will return all common elements, e.g. trees, bushes and pillars to their original condition. If a common element is damaged, the owner is responsible for its repair, and/or replacement.
- 6) Holiday lights and decorations may not damage or disrupt the sprinkler system(s) or prohibit irrigation or landscaping and snow vendors from

performing their contractual obligations.

No lights are allowed to be hung or placed outside for general holidays

Important Reminders

- ✿ It has been observed within the community that some window screens are torn. Residents are required to repair or replace all window screens as needed. This is the responsibility of the resident/owner to make the necessary repairs or replacements.
- ✿ Pursuant to the Maintenance Standards, all homeowners must winterize their outside spigots, to ensure that the water pipe will not freeze and burst. All you need to do is turn the water off inside the Unit, then turn the outside spigot on to allow the water to drain out.
- ✿ Also, pursuant to the Maintenance Standards, if you are leaving your home for any amount of time, your heat must remain at a minimum of 55 degrees. This will help to ensure that water pipes in your unit do not freeze and burst.
- ✿ It is also recommended that you have your fireplace and HVAC system serviced prior to the cold weather.

If you need to contact Jessica for assistance, her email address is jdidomenico@rei-pm.net. The on-site phone number is (203) 791-2660. If Jessica or I can assist you in any way, please let us know.

Sincerely,



Arthur C. Stueck II
President