



November 8, 2021

Dear Association Members:

We hope you are enjoying this beautiful fall weather and you are looking forward to the coming seasonal holidays! The Board and REI hope you will find the news and reminders that follow to be helpful. Thank you for your time in reading the newsletter and for your cooperation where required.

### **Ongoing Projects....**

The interior repairs for all units affected by the storm in September are underway. These repairs will be funded by reserves as flooding is not covered by the associations insurance policies. If any of the unit owners having repairs done have any concerns, please reach out to Jessica DiDomenico at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).



### **Ladies Book Club Update...**

There is no ladies book clubhouse meeting being held for the Month of December. The meetings will reconvene in 2022. Further details will be provided in the December newsletter.



### **Annual Owners Meeting**

The Annual Owners Meeting is scheduled for Monday, November 29, 2021, at 6:00 PM. An official notice, including the agenda and the 2022 proposed budget, will be sent to all owners in advance of the meeting.

The Board Meeting schedule for 2022 will be released either late December or early January.

### **Board Meeting Protocol for Owners**

The Board welcomes public participation. Attendance helps the community remain current with Board concerns, financial issues, and matters concerning upkeep of the property. It also provides the Board with feedback from the owners.

When the floor is opened for owner comments, speakers are to state their name and address for the record. Owners are to direct their comments to the Board. There is to be no cross-talking or arguing among attendees at the meeting. No speaker is permitted to call for votes on any matter during a Board meeting.

The Board has the discretion to limit the time of each speaker. Generally, 2-3 minutes per speaker is allotted. The chair may allow additional time.

Civil conduct is expected at all times. The Board will not permit defamatory comments about board members, or any person connected with or living in the community.

The Board may elect not to respond to questions asked or statements made at the meeting but will take into consideration the concerns expressed and will respond to the speaker and/or the community as appropriate. Ongoing debates or arguments will not be permitted.



### **2021 Holiday Trash Pickup Schedule**

Thanksgiving	Thursday	pick-up will be normal day
Christmas Day	Saturday	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 D. immediately and she will contact the trash vendor. Also, please remember that all recycling must be secured when places outside and all boxes must be broken down.



### **Pet Reminders...**

- 🍁 As a reminder, for the safety of residents and other dogs, all pets must be leashed, and all other pets must be in an enclosed cage or other container whenever they are anywhere on association property.
- 🍁 Please remember to curb your pet along the tree line and or the common lawn areas. Please pick up and dispose of all dog waste in your personal garbage.
- 🍁 Lastly, dogs shall not be curbed or walked within close proximity of the Units, front/rear doors, mulched beds, around the pool and/or clubhouse.

## CAUTION

There have been a few reports from various units that a coyote was seen in the complex again in the common areas and near a unit's back patio. Please be cautious while walking your dogs and make sure they are always on a leash and never left unattended.



### Traffic Rules

The Board of Directors is requesting that you remember to adhere to the traffic rules below for the safety of all residents, especially with children playing outside. **The speed limit is 15 miles per hour.**

Please make sure your vehicle always comes to a complete **STOP** at all stop signs throughout the complex.

Please note - all drivers must yield to pedestrians who are crossing the community streets, whether they are children or adults.

The Board of Directors encourages each resident to help reduce traffic violations even further. If you witness a vehicle not obeying these very important traffic rules please submit a rule violation form to management immediately which includes the make, model, license plate number and the address the vehicle belongs to (if you are aware).

Please remember not to park any vehicles in non-parking areas such as those in **front of mailbox stations, on the street, (including the side road along Tucker Street) or in back out spaces specifically designated for end units.** Any vehicle noted in these areas will be tagged and you will receive a warning letter. If the same vehicle is reported again, you will receive a fine hearing letter and may have your vehicle towed.

### General Holiday Decoration Reminders

Please review the December Holiday Decorations Rules and Regulations below. Please note - inspections will be performed to ensure all decorations are within compliance.

#### **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 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 15<sup>th</sup> but cannot be lighted prior to the Friday after Thanksgiving and must be unlit on or before January 10<sup>th</sup>. All outside decorations must be taken down and removed no later than January 20<sup>th</sup>.
- 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**



### Tennis Court Closure

The weather has been holding off, so we have been able to keep the tennis court open for most of the fall season. The tennis courts will remain open until the end of November and then will be closed for the 2021 season.

### Important Reminders

- 🍂 Pursuant to the Maintenance Standards, all homeowners must winterize their outside faucets, 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 faucet 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.
- 🍂 Just another reminder it is recommended that you have your fireplace and HVAC system serviced prior to the wintry weather.
- 🍂 Please make sure you are not littering any food scraps or trash on any areas of the community. It was recently noted a dog ingested a pistachio shell while walking the property and become ill. Please make sure all debris is disposed of properly. If you see an area of concern with litter, please contact Jessica to have it addressed right away.

If you need to contact Jessica for assistance, her email address is [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net). If Jessica or I can assist you in any way, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arthur C. Stueck II'.

Arthur C. Stueck II  
President  
[astueck@rei-pm.net](mailto:astueck@rei-pm.net)