

THE ENCLAVE AT ROSEMONT RIDGE

January 2016

Streetlight Outages

You've probably noticed that a number of streetlights have been out for about a month now. Ohio Edison was promptly made aware of the issue, and we're following up with them regularly for status on the repairs. Unfortunately, because this is "a lengthy repair job as it involves several lights and an underground fault," a specific timeframe cannot be provided. Until the repairs are completed, please be extra cautious when walking outside and carry a flashlight after dusk.

Holiday Safety

Burglaries and theft tend to increase around the holiday season. Please remember to keep both your garage door and the door from the garage to your building closed *any* time you are not physically present. Be alert, and report any suspicious activity you may witness to the local authorities.

Owner/Tenant Information

Please complete and return the enclosed Owner/Tenant Information Form so that we may update our records accordingly.

Water Shutoff Valves

In case you aren't familiar with the water shutoff valve in/for your Unit, you can find it in your utility room – More than likely, it's connected to white PVC piping toward the bottom of the back wall. Each Unit Owner is responsible for the water shutoff valve within his/her Unit (that turns off the water supply for his/her Unit only), including any needed maintenance or repairs to the valve. Likewise, the Association is responsible for the master shutoff valve in each building that shuts off the water for the entire respective building. Unfortunately, most of the master shutoffs are located inside individual units (some of which may be vacant) – The Board understands that the location of most of these valves is not ideal and can be a nuisance for owners needing to shut off the main water supply (e.g., for plumbing repairs). The Association has been investigating options for relocating the master shutoff valves for close to a year now, but relocating these valves has proven to be nearly impossible. Based upon the evaluations of numerous involved contractors, **it is the overwhelming recommendation that every Unit Owner replace the individual water shutoff valve in the immediate future, if the valve hasn't been replaced within the last few years.** Replacing your individual shutoff valve is your responsibility – However, since the water for your entire building must be shut off, in order to avoid repeatedly inconveniencing the residents in the units housing their building's master shutoff valve (and all residents each time the water main is turned off), KareCondo is in the process of coordinating the replacements with Unique Plumbing. While you may have your preferred plumber replace your valve, everyone who participates will receive a **discounted rate** from Unique Plumbing (\$140-\$225 per unit, depending upon how many units participate). Although replacing your individual shutoff valve cannot guarantee you won't need to turn off your building's water main at some point in the future, it will certainly eliminate much of the need for access to the main shutoff valve moving forward.

(OVER)

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THE ENCLAVE AT ROSEMONT RIDGE CONDOMINIUM OWNERS' ASSOCIATION



2016 Annual Meeting

The Enclave's Annual Membership Meeting is scheduled for March 21, 2016 at 7:00 p.m. in the Clubhouse (details will be included with your February statement). At the 2016 Annual Meeting, one (1) Board Member position will expire (each Board Member position carries a 3-year term). If you are interested in volunteering to serve on the Board, please contact Brandi at KareCondo (bmcbride@karecondo.com or 330.688.4900).

To serve on the Board:

- You must be a Unit Owner or the spouse a Unit Owner.
- You must be willing to participate in the decision making process of the Board of Directors, on behalf of the Association, by casting a vote for each motion that is seconded (unless you have an inherent conflict of interest). Please understand that Board Members are required to make difficult decisions that may impact their friends and neighbors.
- You must be willing to attend one (1) board meeting per month in addition to the Annual Membership Meeting. Currently, regular board meetings are held in the clubhouse on the third Monday of each month at 6:30 p.m. Board meetings typically last 1-2 hours.

Dumpster Usage

On numerous occasions, trash/items have been left outside of the dumpster – This makes it difficult for others to access the dumpster, attracts unwanted wildlife to the area and costs the Association unnecessary funds to have such items removed. If you have items that you need/prefer to dispose of in the dumpster rather than setting them out with your regular trash, please be considerate of your neighbors by placing them *inside* the dumpster. Large items may be set out with your trash at no additional charge provided you schedule a bulk pickup in advance. Please contact KareCondo if you need to request a bulk pickup or if the dumpster is full.

Thank you for your time and attention to these matters. As always, please visit the Association's website at www.enclavecondo.com for important, updated information.

THE ENCLAVE AT ROSEMONT RIDGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

C/O



The Ohio State Condominium Laws, Statute 5311.09(A)(2), states, "Within thirty days after a unit owner obtains a condominium ownership interest" that this information be provided to the Association; 5311.09(A)(3) states, "Within thirty days after a change in any information that division (A)(2) of this section requires, a unit owner shall notify the association, through the board of directors, in writing of the change. When the board of directors requests, a unit owner shall verify or update the information."

OWNER INFORMATION

OWNER(S) NAME(S): _____

UNIT ADDRESS: _____

BILLING ADDRESS: _____

HOME PHONE: _____ WORK: _____ MOBILE: _____

EMAIL ADDRESS: _____

EMERGENCY CONTACT NAME: _____ PHONE: _____

Must be able to provide access to your unit for emergency entry

TENANT INFORMATION

The following information is requested in order to more effectively protect your property and possessions and that of all of our owners; although very important, this information is not required by statute:

TENANT NAME: _____ PHONE: _____

TENANT NAME: _____ PHONE: _____

TENANT NAME: _____ PHONE: _____

PET: Dog ____ Cat ____ Type/Breed: _____ Color(s): _____

If none, check here.

VEHICLE(S): Color, Make & Model _____ License # _____

Color, Make & Model _____ License # _____

If none, check here.

GARAGE SPACE: Buildings 101-109 Left Garage – 4 3 2 1 Right Garage – 1 2 3 4

Buildings 110-117 Left Garage – 2 1 Right Garage – 1 2

Please circle the appropriate number regarding the location of the garage space utilized by your Unit.

Please note that this form is to be completed in its entirety to prevent the Association from re-requesting the information. Providing partial, or no, information within the required 30 days of receipt may result in the Board taking any and all action within their means to elicit compliance of the request for information. Thank you in advance for your timely response.