

THE ENCLAVE AT ROSEMONT RIDGE

June 2016

Water Consumption Increase

As you know, the cost of water and sewer utilities (excluding the Common Element usage) are split between all 104 units at The Enclave and equally billed to each Unit Owner's account. Because you are sharing the cost of water consumption with your neighbors, it is important to make you aware of a significant increase in water usage. The total water & sewer charges for The Enclave have fluctuated as follows (showing actual numbers for January-June 2015 & January 2016 to present):

<u>Water Usage Period</u>	<u>Charges</u>	<u>Water Usage Period</u>	<u>Charges</u>
01/08/15 to 02/03/15	\$2,418.21	12/04/15 to 01/05/16	\$3,466.12
02/03/15 to 03/09/15	\$3,101.95	01/05/16 to 02/03/16	\$3,183.71
03/09/15 to 04/06/15	\$2,574.28	02/03/16 to 03/03/16	\$4,075.54
04/06/15 to 05/05/15	\$3,002.63	03/03/16 to 04/05/16	\$4,060.68
05/05/15 to 06/04/15	\$2,908.72	02/03/16 to 03/03/16	\$4,075.54

The Association is currently looking into water consumption/billing options moving forward. In the meantime, please refrain from running water excessively, check your faucets, toilets, showerheads and any other water-using devices for leaks and have any leaks repaired appropriately.

Waste Removal

As a reminder, Kimble picks up the trash every Tuesday. Trash must be out for pickup before 7:00 a.m. on Tuesday mornings and may be placed out as early as 5:00 p.m. the night before (on Monday evenings). If you have trash, please take it out every week so your garagemates aren't subjected to foul odors from old trash – It may be wise to wash out your trashcan periodically as well. Since next week starts off with a holiday (Memorial Day on Monday, May 30), trash will be picked up on Wednesday, June 1. The following weeks/pickups will continue on the normal schedule until the week of July 4 (Independence Day).

Please note that trash/large items continue to be left outside of the dumpster, making it difficult for others (including Kimble) to access the dumpster in addition to attracting unwanted wildlife to the area and costing the Association unnecessary funds to have these items removed. There really is no reason for the Association to have to pay vendors to remove items left outside of the dumpster. Please be aware that anyone knowingly leaving trash outside of the dumpster will be charged accordingly. If you have extra bags of trash that don't fit in your trash container, please place them *inside* the dumpster. However, for large items (e.g., chairs, mattresses, bed frames, furniture, old fitness equipment, etc.), please call or email KareCondo to schedule a FREE bulk pickup and simply set the item(s) out with your trash.

Clubhouse Grill

When using the grill at the clubhouse, please remember to clean the grill afterwards and (after the grill has cooled) apply the grill cover.

Fitness Room Upgrade

After several years, the multi-gym in the clubhouse Fitness Room stopped working properly. Due to the costly repairs needed for this particular model, the Board opted to replace it with a brand new multi-functional gym equipment piece. If you haven't already, please feel free to check it out.

THE ENCLAVE AT ROSEMONT RIDGE CONDOMINIUM OWNERS' ASSOCIATION



Spring Walkthrough

Both phases of the spring walkthrough have been completed. Please be patient while the items noted during the walkthrough are being processed – Due to inclement weather, unfortunately all of the walkthroughs for the associations managed by KareCondo were lumped into a short block of time, and we are doing our best to work through all of the items as quickly and efficiently as possible. Your patience and cooperation are sincerely appreciated during this time. A few things noted during the walkthrough are listed below.

- **Planting Beds** – With the exception of ground-level Units, please remember that prior, written approval from the Board is required before anything may be planted. Ground-floor Unit Owners are permitted to plant flowering bushes, perennials, annual flowers or bulbs in the existing foundation beds alongside the Unit and are responsible for maintaining (watering, trimming, weeding, etc.) these plantings – Any beds *not* being maintained may be reclaimed by the Association accordingly. Flowers must be consistent in height and size to the surrounding plantings but must not exceed the height of the first floor windowsill. Annual flowers, bulbs, and other similar perennials should be cutback and cleaned up after the summer season (no later than October 31 each year). ALL other plantings require prior written permission from the Board.
- **Patios** – If your Unit is on the ground floor, please clean up your patio area as needed. Empty pots or other items not currently being used (such as garden tools) should be removed, and patios should be maintained appropriately (e.g., no weeds coming through, etc.).
- **Garages** – Garage bay,s and all adjoining walkways within the garage, are NOT to be utilized for storage of any personal items (including toys, athletic equipment, appliances, etc.). This is the primary parking space for all residents and is only to be used for parking your vehicle. Each garage has a designated storage room, which is to be used for any loose items, and a specific area where lidded trash containers may be kept. In other words, nothing should be visible in your garage other than your car, your (1) trashcan and your bike (if applicable), which must be properly hung. Please respect this common property area shared with your neighbors.
- **Speeding** – Please do not speed/drive erratically through the property. We urge you to drive with caution and be mindful of others (children/residents/animals, etc.).

Ohio Fire Code

In accordance with the Ohio Fire Code, charcoal burners, gas grills or any other type of open-flame devices are not to be used within (10) feet of a multi-family building. The Ohio Fire Code also prohibits operation of such devices on balconies and decks. Violations of this Fire Code should be reported to the local Fire Department at the non-emergency phone number of (330) 668-9540.

Roof Replacement Project

After a brief hiatus, the roof replacement project will resume no later than the second week of June beginning with Buildings 101 & 107. As additional buildings are scheduled, the associated units/owners will receive written notification. Please understand that in order to have the roofs replaced in the shortest conceivable timeframe, the roofers have been granted permission to work on the property for the extended hours of 8:00 a.m. to 8:00 p.m. Monday through Saturday as weather permits. We apologize for any inconvenience this may cause throughout the duration of this project, but please rest assured that the long-term benefits significantly outweigh any short-term disruptions.