

# THE ENCLAVE AT ROSEMONT RIDGE

October 2015

## Roof Replacement Project

The roof replacement project for the 2015 buildings is wrapping up. New roofs are scheduled for Building 108 the week of September 21, followed by Buildings 110 & 111 the week of September 28. Once these final buildings are reroofed, the gutters will be replaced at each of the 2015 buildings (Buildings 102, 105, 106, 108, 110 & 111), which will finalize the project until next year. As a reminder, please be cautious of the contractor's dumpsters and any debris throughout the course of this major project. If you should have any questions or concerns regarding the roof replacement project, please contact KareCondo. Your cooperation throughout the duration of this project are greatly appreciated.

## Dumpster Usage

Please keep in mind that Kimble is contracted to remove trash *only* from appropriate containers and will NOT take items placed *outside* of the dumpsters. To dispose of a large item(s), please call KareCondo to schedule a pickup. Kimble will pick up large items, within reason (and excluding Freon), free of charge.

## Fire Hydrants

The hydrants within The Enclave are being scheduled for flushing in mid to late October, and every effort will be made to cause as little inconvenience as possible. In addition, you may have noticed some ongoing work by the mail kiosk at Building 104. S.A. Comunale Co. has been contracted to replace the fire hydrant in this area and will soon be performing any related repairs and excavation work in this area. This work will be completed as quickly and efficiently as possible, and we apologize for any inconvenience this may cause.

## Garage Doors

Especially during the winter, it is necessary to keep garage doors (and the doors from the garage to the building) CLOSED when not in use. Keeping your garage door closed prevents pipes from freezing. Further, leaving these doors open makes it that much easier for others/animals to access your garage/building, which poses a safety hazard for everyone.

## Winterizing Water Lines

Although Autumn is just beginning, it's important to be prepared for winter weather. If you have a spigot, please be sure water hoses are disconnected (even with a frost-proof faucet, water in the hose increases the risk of the faucet freezing). Water shutoff valves for outside faucets should be turned off (right or down) and outside valves left open throughout the winter to help prevent pipes from freezing and bursting. In addition, if you will be away during the winter, your thermostat should be set to at least 55 degrees.

## Tree Removals

You've probably noticed the removal of several trees over the past few years. Unfortunately, more ash trees are dying and therefore being removed, despite the Board's best efforts to save these trees. Diplodia Tip Blight (Austrian pines), Emerald Ash Borer (ash trees), White Pine Weevil (white pines) and Apple Scab (crabapples) are devastating diseases that have been attacking various trees throughout Northeast Ohio. If left unchecked, these diseases may potentially spread to healthy trees, making their removal unavoidable. The Board will consider replacement options in the spring.

## Window Washing

Fantastic Shine will be cleaning the windows in the clubhouse and building entries next month following the fall gutter cleaning (look for notices once this is scheduled). If you would like to have your windows cleaned (inside and out, for your individual Unit) at the same time for \$30.00, please coordinate with the contractor by calling Eddie at (216) 906-9650 (payment would be made directly to Fantastic Shine).