

THE ENCLAVE AT ROSEMONT RIDGE

December 2015

Clubhouse Grill

It was recently discovered that a burner on the grill at the clubhouse was left on for an undeterminable amount of time. When using the grill, PLEASE be conscious of turning off the grill to avoid unnecessary damage to the grill and, more importantly, a potential fire.

Dumpster Usage

The Association's waste hauler, Kimble, is contracted to remove trash from appropriate containers only – Kimble will *not* take items left sitting next to the dumpster. Please call KareCondo to schedule a (free) large-item pickup for any items that will not fit inside of the dumpster.

Water Shutoff Valves

If you aren't familiar with the individual water shutoff valve within your Unit, your valve is located in your utility room – More than likely, it's connected to a white PVC pipe(s) toward the bottom of the back wall. **If you have not yet returned your shutoff valve survey that was mailed to you last month, please do so ASAP to aid in coordinating the shutoff valve replacements throughout the property.** Although owners are responsible for replacing their individual shutoff valves, since the water for your entire building must be shut off, we're working on coordinating the repairs in an effort to avoid inconveniencing residents (particularly those in units housing the master shutoff valve for the building) multiple times. This way, everyone who participates will also receive a discounted rate for the valve replacements from a qualified vendor. The plumbing bids have been received, but we're hoping more surveys will be returned (as of November 20, 2015, 35% have been returned).

Snow Removal Service

As we all know, snow and ice are a part of living in Ohio, and that season is upon us yet again. When temperatures drop and snow begins to fall, it is important to proceed cautiously as dangerous conditions may be imminent. It's also important to understand the specifications the Board has adopted for snow and ice removal. Because the Association cannot guarantee protection from winter conditions and hazards, your care and attention to arising/existing conditions is necessary to ensure your safety while on the property.

As is standard for associations throughout the area, The Enclave's snow removal contract calls for snow to be cleared from entrances, parking lots and walkways when snow accumulation exceeds two inches (2"). Due to limited space availability, oftentimes, the snowplow contractor must push snow into the outside parking spaces as there are no other feasible areas to put the snow.

Finally, while the contractor regularly applies salt to areas of egress, ingress and grades, salt is applied elsewhere only as needed. Please note, however, that salt does NOT instantly melt ice, and its effectiveness is very limited as temperatures drop below 20 degrees (as was common last winter). You are urged to take great caution and be mindful that slippery ice and snow may exist anytime the temperature drops below 40 degrees. Keeping a bag of Ice Melt or other deicing product on hand is also encouraged, as it is neither feasible nor reasonable to expect the Association to be able to address all of the icy conditions throughout the property.

THE ENCLAVE AT ROSEMONT RIDGE CONDOMINIUM OWNERS' ASSOCIATION



Salt Buckets

For your convenience and safety, the salt buckets will be delivered in the near future to each building's foyer. If your building's salt bucket comes up missing, please check the garages in your building before calling KareCondo. Further, please notify KareCondo if your bucket needs refilled.

Holiday Safety

Unfortunately, burglaries and theft tend to increase around the holiday season. Please remember to keep your garage door as well as 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.

Flowerbeds

If you live in one of the ground-floor units and have a planting bed alongside your unit, please remember that you are responsible for maintaining that bed (including removing empty pots, etc.). Annual flowers, bulbs and other similar perennials should be cut back and cleaned up at the end of each summer season. As a reminder, ground-floor Unit Owners are permitted to plant flowering bushes, perennials, annual flowers or bulbs in these existing beds provided the plantings are consistent in height and size to the surrounding plantings but do not exceed the height of the first-floor windowsill, and the Unit Owner maintains the planting(s) (e.g., watering, trimming, weeding, etc.).

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.