

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



Memo

To: The Membership
From: KareCondo on behalf of the Board of Directors
Date: May 19, 2015
Re: Various Matters

Roof Replacement Project:

Over the next three years (2015, 2016 and 2017), The Association will be replacing the roofs throughout the property. The details are being finalized at this time, but the goal is to replace the roofs of five (5) buildings in the immediate future. Once the first five buildings are determined and scheduled, the associated units will receive written notification. Please understand that in order to have the roofs replaced as quickly as possible, 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 conditions allow. We apologize for any inconvenience this may cause throughout the duration of this project (i.e., noise), but please rest assured that the long-term benefits significantly outweigh any short-term disruptions.

Garage Doors:

In the interest of safety, please remember to **keep your garage door and the door from the garage to your building closed** any time you are not physically present (even when only stepping away briefly). When these doors are left partially open, debris (e.g., leaves) is often detected by garage sensors, causing the garage door to open entirely. Leaving these doors open also makes it that much easier for others, including animals, to gain access to your garage and your building.

Clubhouse Usage:

Please remember that the Clubhouse is enjoyed by everyone residing at The Enclave. Even if you are not renting the Party Room, when using the clubhouse facility (the patio/grill, fireplace, fitness room, etc.), please remember to be courteous to your neighbors and **clean up afterwards**. Further, when using the grill, please also remember to replace the cover once it has cooled down.

If you are reserving the Party Room, it's important to not only clean up after your event, but also to shut off the lights, lock the doors behind you and report any applicable issues to KareCondo. The lockbox code is changed regularly, so don't forget to contact KareCondo for the current code *before* your event. If you have *not* used the Party Room yet, we encourage you to check it out. Your Board works hard to keep the Party Room and Clubhouse looking great while keeping rental costs low. In comparison to the other associations managed by KareCondo with clubhouse facilities, the Enclave's rental fee is one of the lowest; and unlike the others, you are *not* charged a fee for rentals occurring Monday through Thursday (only the completed rental form and a security deposit check are required).

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