

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



Memo

To: The Membership
From: KareCondo on behalf of the Board of Directors
Date: June 18, 2015
Re: Various Matters

Street Sweeping:

A street sweeping will be performed on Monday, June 22, 2015 around 10:00 a.m. Buckeye Sweeping will sweep all paved areas, including the street and parking areas. Please do *not* park in the parking lot areas on Monday morning until the street sweeping has been completed. Buckeye Sweeping is NOT responsible for dust or debris left on any vehicles parked in the parking lot during the street sweeping.

Painting & Carpeting Projects:

As you may already know, the Association's four-year project to revamp the Common Areas and hallways throughout the property with fresh paint and new carpet is wrapping up. The painting contractor recently completed Building 111 and began prepping Building 108, with Buildings 102 & 104 to follow. New carpet will be installed at Buildings 111 and 108 on June 29 and 30, and the remaining buildings will be scheduled accordingly. In addition, your Board has been working diligently to further enhance these areas with new décor as well (as funds allow).

Upon completion of the aforementioned painting project, the exterior trim throughout the property will be painted as well (including window trim and garage door header boards). This work will begin over the next week or two, weather permitting. During the course of this project, please don't be alarmed if you see Chris the Painter on a ladder outside your window! There may also be a short period(s) of time where Chris will need clear access to the garages (i.e., when cars cannot be parked in front of garage doors), in which case notices will be posted beforehand.

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 still being finalized, 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 (you can expect this information to arrive within the next few weeks). 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.

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Plantings:

With the exception of ground level Units, please remember that prior, written approval from the Board is required before installing any plants (including vegetables, etc.). 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. The 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.

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 be sure to **clean up afterwards** (including replacing the cover on the grill once it has cooled down). Further, whenever the Clubhouse is rented/reserved for a private event, please be respectful and do not disturb those in attendance. Other than the exercise room/area, no one should be using the grill/patio or other areas of the clubhouse (*especially* those in close proximity to the Party Room) when another resident has reserved the facility.

Garage Doors:

In the interest of safety, please remember to **keep your garage door closed** *any* time you are not physically present. When these doors are left even partially open, leaves and other debris are 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 both people and animals) to access your garage and/or building.

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.