

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



Memo

To: The Membership
From: KareCondo on behalf of the Board of Directors
Date: July 22, 2015
Re: Various Matters

Roofing Project:

The Association will be replacing the roofs and gutters (including the downspouts) throughout the property over the next two years. The contract for this project was awarded to Choice One Restoration, Inc., a full-service commercial and residential roofing, siding, gutter and restoration company. Choice One has an A+ rating with the Better Business Bureau and is based right here in Fairlawn. In the coming weeks, they will begin replacing the roofs and gutters for the **2015 buildings**, which are **Buildings 102, 105, 106, 108, 110 & 111**. By now, everyone in these buildings should have received a letter containing additional details and information about this project (if you didn't receive your letter, please contact Brandi at KareCondo at bmcbride@karecondo.com or 330.688.4900). The remaining buildings (101, 103, 104, 107, 109, 112, 113, 114, 115, 116, 117 and the clubhouse) will be completed in 2016.

Please bear in mind that this type of work can *only* be performed as weather permits, so an exact completion date cannot be determined. However, in order to have the roofs replaced in the *shortest* conceivable timeframe, the roofers have been granted permission to work on the property from 8:00 a.m. to 8:00 p.m. Monday through Saturday (weather permitting). Please be cautious of the contractor's dumpsters and any debris throughout the course of this major project. We apologize for any short-term inconvenience this may cause and greatly appreciate your patience and cooperation throughout the duration of this project. Please rest assured that the long-term benefits significantly outweigh any short-term disruptions.

Exterior Painting Project:

Chris the Painter has begun painting the exterior trim throughout the property (including window trim and garage door header boards), so please don't be alarmed if you see him on a ladder outside your window. There may 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.

Security Concerns:

In the interest of safety, *please remember to keep your garage doors (and doors from the garage to your building) CLOSED any time you're not physically present*. Leaving these doors open makes it that much easier for other people and animals to access your garage and/or building.

Likewise, please **do NOT distribute copies of your building key to contractors** (including deliverymen and the like). Providing keys to vendors puts EVERYONE in your building at risk – Please be cautious and considerate of your neighbors.

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Ohio Fire Code:

In accordance with the Ohio Fire Code, charcoal burners, gas grills or any other type of open-flame devices are prohibited 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.

Rubbish Removal Reminder:

After the trash is picked up each Tuesday, please remember to return your trash container to the garage. As a reminder, trash containers may be placed outside as early as 5:00 p.m. the night before pickup (Monday evening) and returned to the garage the day of (Tuesday evening). If you happen to notice your neighbor's trashcan out after pickup, please be neighborly and bring it back to the garage to avoid stray cans, and attracted animals, throughout the property.

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.