

# THE ENCLAVE AT ROSEMONT RIDGE

February 2016

## Streetlight Outages

You've probably noticed that a number of streetlights have been out throughout the property. These outages were first reported to Ohio Edison on October 27, 2015. Unfortunately, because this is "a lengthy repair job as it involves several lights and an underground fault," a specific timeframe for the repairs cannot be provided. However, we're regularly following up with the vendor for status, and the Board is exploring alternative avenues for getting the streetlights repaired ASAP. Until the repairs have been completed, please be *extra* cautious when walking outside, and carry a flashlight after dusk.

## Water Shutoff Valves

By now you're probably familiar with the Board's efforts to assist each Unit Owner in replacing his/her individual water shutoff valve (if it hasn't been replaced within the last few years) as recommended by numerous plumbing vendors. Replacing your individual shutoff valve is your responsibility. However, since the water for your *entire building* must be shut off to do so, in order to avoid repeatedly inconveniencing the residents in the units housing their building's master shutoff valve (and all residents each time the water main is turned off), KareCondo is in the process of coordinating the replacements with Unique Plumbing. Replacing the valves in **Building 104** is scheduled for Wednesday, January 20, 2016. **Building 101** is scheduled for Wednesday, January 27 followed by **Building 102** on Friday, January 29. Unique Plumbing is coordinating access with the master shutoff units (their goal is to complete two buildings each week). You will be notified when your building has been scheduled so that you can contact Unique Plumbing (330.928.1272) to schedule your valve replacement, if you choose to do so, and also so you can make any needed preparations for when your building's water is turned off (approximately 1 hour per valve replacement). The discounted cost to you is between \$140.00 and \$225.00 depending on how many units in your building participate. Replacing your individual shutoff cannot guarantee that you will never need to turn off your building's water main at some point in the future, but it will certainly eliminate much of the need for access to the main shutoff valve moving forward.

## Owner/Tenant Information

If you haven't already done so, please complete and return the Owner/Tenant Information Form included with last month's statement so that we may update our records accordingly. If you need a form, please contact KareCondo at 330.688.4900 or by email at [bmcbride@karecondo.com](mailto:bmcbride@karecondo.com).

## Fairlawn Outdoor Movie

This summer, Fairlawn Parks and Rec will be showing outdoor movies that will start around dusk. If you would like to help them out by filling out a quick survey on the outdoor movies, please visit the survey link at <https://www.surveymonkey.com/r/6VN8MXH>.

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



**NOTICE OF ANNUAL MEMBERSHIP MEETING**

**MARCH 21, 2016**

The Annual Membership Meeting of The Enclave at Rosemont Ridge Condominium Owners' Association, Inc. has been scheduled as follows:

DATE: Monday, March 21, 2016  
TIME: 7:00 p.m. / Sign-In @ 6:30 p.m.  
PLACE: The Enclave Clubhouse  
3800 Rosemont Blvd  
Fairlawn, OH 44333

In accordance with the Bylaws of the Association, the Agenda for the meeting will be as follows:

1. Calling of Meeting to Order
2. Proof of Meeting Notice or Waiver of Notice
3. Reading of Minutes of Preceding Meeting
4. Reports of Officers
5. Election of Inspectors/Verifiers of Ballots
6. Election of Directors (1 three-year term)
7. Unfinished and/or Old Business
8. New Business
9. Adjournment

DEAR OWNER:

**PLEASE RETURN THE ENCLOSED PROXY IN THE ENVELOPE PROVIDED TO ENSURE THAT A QUORUM WILL BE ESTABLISHED FOR THE ANNUAL MEMBERSHIP MEETING. IF YOU ATTEND THE MEETING, YOUR PROXY WILL BE VOIDED.**

THANK YOU FOR YOUR SUPPORT AND COOPERATION IN MAKING THE ENCLAVE AT ROSEMONT RIDGE CONDOMINIUM OWNERS' ASSOCIATION A GREAT PLACE TO LIVE!

SINCERELY,  
THE BOARD OF DIRECTORS

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



ANNUAL MEMBERSHIP MEETING

MARCH 21, 2016

PROXY

I/We, \_\_\_\_\_, on \_\_\_\_\_, being the  
*Please print name(s)* *Date*

Owner(s) of the condominium located at 3800 Rosemont Blvd, Unit \_\_\_\_\_, Fairlawn, OH 44333, The Enclave Condominium Owners' Association Inc., do hereby appoint \_\_\_\_\_ of Unit \_\_\_\_\_, or, if left blank, I/we appoint the Board of Directors to be my/our proxy, with power of substitution, to represent me/us at the Association's Annual Meeting, or any continuation, adjournment or rescheduling thereof. This proxy carries with it the full right for the proxy holder to vote on my/our behalf as the proxy holder sees fit. Said vote of the proxy holder shall be binding upon me/us as if I/we had voted myself/ourselves.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner (If co-owned, both Owners should sign. If only one signs, he/she states that he/she represents the entire vote of the Unit.)

Please return your signed PROXY to:

The Enclave Condominium  
c/o KareCondo  
P.O. Box 1714  
Stow, OH 44224-0714

Thank you.

Sincerely,  
The Board of Directors