

THE ENCLAVE AT ROSEMONT RIDGE

March 2016

Streetlights

The Association continues following up with Ohio Edison regularly for status on the repairs of the streetlights that have been out throughout the property since late October. Unfortunately, because this is a lengthy repair job involving several lights and an underground fault, a specific timeframe for these repairs still cannot be provided. Until the streetlights are back on, please be extra cautious when walking outside, and be sure to 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 as recommended by numerous plumbing vendors. To date, Unique Plumbing has scheduled and/or replaced several shutoff valves in Buildings 101, 102, 103, 104, 105, 107 & 108. You will be notified when your building is scheduled so that you can contact Unique Plumbing (330.928.1272) to schedule your valve replacement, if you wish to do so, and so you can make any needed preparations for when your building's water is turned off (for approximately 1 hour per Unit/valve). The discounted cost to you is \$140.00–\$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, but it will certainly eliminate much of the need for access to the main shutoff valve moving forward.

Owner/Tenant Information Forms

If you haven't already, please complete and return the Owner/Tenant Information Form included with January'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.

Dumpster Usage

Large items/trash continue to be left outside of the dumpster, making it difficult for others (including the trash hauler) to access the dumpster in addition to attracting unwanted wildlife to the area and costing the Association unnecessary funds to have these items removed. Recently, a mattress was left behind the dumpster, and the Association had to pay a vendor to dig the mattress out of the snow so Kimble could remove it from the property. When using the dumpster, please be considerate of your neighbors by placing any items *inside* the dumpster. Please remember that large items (e.g., mattresses, bed frames, furniture, old fitness equipment, etc.) may be set out with your trash at *no additional charge* by scheduling a large-item/bulk pickup. If you need to request a bulk pickup, or if the dumpster is full, simply contact KareCondo.

Daylight Savings ("Spring Forward")

Don't forget to turn your clocks ahead an hour on Sunday, March 13 (at 2:00 a.m., clocks are turned ahead 1 hour, allowing for more sunlight in the evenings).

Garage Doors

Especially during the winter months, it's essential to keep garage doors (and the doors from the garage to your building) CLOSED when not in use. Keeping your garage door *closed* prevents pipes from freezing. Further, leaving these doors open makes it that much easier for others/animals to access your garage/building, posing a safety hazard for everyone.

Intercom Replacements

Due to the age of the intercom systems throughout the property, it's likely that you've experienced a problem(s) using your intercom at one time or another. In the fall, the intercom system in Building 112 was replaced. In the coming months, the Association will be replacing the intercoms in the remaining 16 buildings throughout the property. When your building is scheduled, Sight & Sound Communications will contact you directly to coordinate replacing the intercom in your respective Unit.

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:

IF YOU HAVE NOT ALREADY DONE SO, 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 NULL & VOID.

THANK YOU FOR YOUR SUPPORT AND COOPERATION IN MAKING THE ENCLAVE AT ROSEMONT RIDGE 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