

THE ENCLAVE AT ROSEMONT RIDGE

July 2016

Water Consumption Increase

As you know, the cost of water and sewer utilities (excluding the Common Element usage) are split between all 104 units at The Enclave and equally billed to each Unit Owner's account. Because you are sharing the cost of water consumption with your neighbors, it is important to make you aware of a significant increase in water usage. The total water & sewer charges for The Enclave continue to increase as follows:

<u>2015 Usage Period</u>	<u>Charges</u>	<u>2016 Usage Period</u>	<u>Charges</u>
02/03/15 to 03/09/15	\$3,101.95	02/03/16 to 03/03/16	\$4,075.54
03/09/15 to 04/06/15	\$2,574.28	03/03/16 to 04/05/16	\$4,060.68
04/06/15 to 05/05/15	\$3,002.63	04/05/16 to 05/04/16	\$5,091.03

The Association is currently looking into water consumption/billing options moving forward. In the meantime, please refrain from running water excessively, check your faucets, toilets, showerheads and any other water-using devices for leaks and have any leaks repaired appropriately.

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. Last week, the Association began 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.

Roof Replacement Project

The roof replacement project has resumed. You will receive written notification as your building is scheduled. Please be cautious of the contractor's dumpster(s) and any debris/nails on the lawn/ground throughout the course of this major project. Further, 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.

Bird Nests

If you have a bird's nest on your balcony/patio, please know that it is illegal to remove or destroy an active bird's nest if it belongs to a migratory bird such as a swallow. If you have an active nest (i.e., birds are nesting or there are eggs in it), please call a professional wildlife control contractor – If you aren't sure who to contact, please contact KareCondo for more information.

If you don't currently have this issue, you may wish to consider methods to prevent birds from nesting on your porch/balcony lights. For instance, you can purchase a plastic/fake owl to keep birds away or install bird spikes/wires or hang wind chimes over your light. Please don't place towels or plastic bottles over your light, however, and remember that you may not have birdfeeders on your porch/balcony.

THE ENCLAVE AT ROSEMONT RIDGE CONDOMINIUM OWNERS' ASSOCIATION



Waste Removal

As a reminder, Kimble picks up the trash every Tuesday. Trash must be out for pickup before 7:00 a.m. on Tuesday mornings and may be placed out as early as 5:00 p.m. the night before (on Monday evenings). If you have trash, please take it out every week so your garagemates aren't subjected to foul odors from old trash. It's wise to wash out your trashcan periodically as well. Since next week starts off with a holiday (Independence Day on Monday, July 4), trash will be picked up on Wednesday, July 6. The following weeks/pickups will continue on the normal schedule until the week of September 5 (Labor Day).

Please note that trash/large items continue to be left outside of the dumpster, making it difficult for others (including Kimble) to access the dumpster in addition to attracting unwanted wildlife to the area and costing the Association unnecessary funds to have these items removed. There really is no reason for the Association to pay vendors to remove items left outside of the dumpster. Please be aware that anyone leaving trash outside of the dumpster will be charged accordingly. If you have extra bags of trash that don't fit in your trash container, please place them *inside* the dumpster. For large items (e.g., chairs, mattresses, bed frames, furniture, old fitness equipment, etc.), please call or email KareCondo to schedule a FREE bulk pickup and simply set the item(s) out with your trash.

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, and contact KareCondo with any questions.