

# THE ENCLAVE AT ROSEMONT RIDGE

August 2016

## Intercom Replacements

The Intercom Replacement Project is wrapping up. The main intercoms at the entrance to each of the 17 buildings have all been replaced with brand new systems, and the individual intercoms have been replaced in approximately half of the 104 units. In order to complete this project in a timely, efficient manner, KareCondo is coordinating appointments with the remaining Unit Owners for Sight & Sound Communications to replace the respective intercoms on either Saturday, July 23 or Saturday, August 6 between 8:30 a.m. & 5:00 p.m. If you have *not* scheduled your intercom replacement yet, please contact Brandi or Kalie at KareCondo ASAP to setup an appointment for August 6 (a few morning appointments and most of the afternoon time slots are still available). It will take Sight & Sound approximately 15 minutes to replace your intercom.

## Roof Replacement Project

The roof replacement project is also in the final stages with only Buildings 112-117 remaining. The roof replacements for Buildings 112-117 should be completed over the next 1-3 weeks, weather permitting. 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.

## FairlawnGig

FairlawnGig, a municipal broadband utility, is making wireless and gigabit fiber optic internet services available to all residents and businesses throughout the City of Fairlawn and the Akron-Fairlawn-Bath Township. The FairlawnGig fiber and wireless network delivers an unprecedented level of high-speed internet service and is available to you. FairlawnGig is offering all Enclave Unit Owners the option to have your Unit setup for their network at no charge. This means you can have your unit "hooked up" so it is capable of receiving FairlawnGig's internet service (if you should choose to subscribe/purchase a residential internet service plan) free of charge, regardless of whether you decide to purchase service. In other words, even if you don't want to utilize FairlawnGig's internet service, you can allow them to complete the initial wiring now (while the installation fees are still waived) in case you change your mind in the future. FairlawnGig's crews are scheduled to begin construction in your area on August 8 – Installation fees are only waived until construction has been completed. FairlawnGig will be providing more information to everyone soon, but you can contact them at (330) 668.9550 or by visiting [www.fairlawngig.net](http://www.fairlawngig.net) in the meantime.

## Littering & Safety Reminders

This is simply a friendly reminder of the rules following recent reports that people are dumping food in the Common Element (in the wooded areas behind buildings) and littering on the property (e.g., flicking cigarette butts off of balconies & decks). Dumping food in the woods inevitably attracts unwanted wildlife to the Property, which may lead to property damage and hazardous waste (e.g., from overturned trash) in addition to posing a physical threat to others.

Further, Rosemont Ridge homeowners have noted an issue with animal refuse being dumped into the sewer systems and kindly asked that we please remind everyone to properly dispose of all refuse (including plastic, etc.) in the trash.

Thank you for your time and attention to these matters. As always, please check the Association website at [www.enclavecondo.com](http://www.enclavecondo.com) for important, updated information, and contact KareCondo with any questions.