

THE ENCLAVE AT ROSEMONT RIDGE

October 2016

Roof Replacement Project

The roof/gutter replacement project is in the final stages, with only Buildings 112-117 remaining. The Association hopes to complete these buildings this year, though they may need to be postponed until 2017.

FairlawnGig

To correct any previous miscommunications regarding FairlawnGig, please know that there are no free services available through FairlawnGig for homes or businesses. If a resident signs up to receive any of FairlawnGig's Internet service plans for their home, installation would be waived as long as the sign-up is received *during* the construction phase (crews have already begun digging on the property, so please be cautious). In other words, if a resident does not want to use Internet service from FairlawnGig, they would not complete the initial wiring inside the home. If someone wants the service *after* the construction period, there may be an installation fee or service activation fee and may be a reasonable delay in delivery to complete the installation based on crew availability, equipment inventory and scheduling. Please contact the FairlawnGig offices at 330-668-3300 or support@fairlawngig.net with any questions.

Dryer Vent Cleaning

The leading cause of home clothes dryer fires is failure to clean them. According to the U.S. Fire Administration, each year an estimated 2,900 clothes dryer fires cost more than \$35 million dollars in property loss, cause more than 100 injuries and result in an average of 5 deaths. Having your dryer vents cleaned out improves the efficiency of your dryer and, more importantly, helps protect you and your neighbors from a fire. Please remember to have your dryer vents (the dryer vents exclusive to your unit) checked and cleaned regularly.

Waste Removal

As a reminder, Kimble picks up the trash on Tuesdays. Please be sure to set your trash out for pickup *before* 7:00 a.m. on Tuesday mornings (as early as 5:00 p.m. on Monday evenings). Trashcans must be returned to the garage on pickup day. If you cannot bring your trashcan in on Tuesday (during the day or Tuesday night), please ask a neighbor ahead of time to bring it in for you.

Package Deliveries

Recently, there have been multiple complaints from residents that their packages are disappearing from the clubhouse. Please know that if you are not home when a package is delivered to you, the carrier will most likely leave your package(s) in the clubhouse (just inside the entrance/lobby area). If you are expecting a delivery, please check the clubhouse ASAP to avoid your items being left behind/unattended for an unknown period of time. You may also consider utilizing UPS or FedEx's notification and redelivery options.

Planting Beds

Ground-floor Unit Owners are and are responsible for maintaining the existing foundation beds alongside the Unit (watering, trimming, weeding, etc.). As a reminder, annual flowers, bulbs, and other similar perennials should be cut back and cleaned up after the summer season (no later than October 31). Please know that any beds *not* being maintained may be reclaimed by the Association. Because some of the beds aren't being maintained as they should and are becoming overgrown with weeds, the Association intends to have the beds cleaned up as needed. If you have a ground-floor Unit and wish to continue maintaining your planting bed(s), please notify KareCondo to ensure your bed is not sprayed with Round-Up/weed-killer or reclaimed, etc.

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.