

THE ENCLAVE AT ROSEMONT RIDGE CONDOMINIUM OWNERS' ASSOCIATION



SEPTEMBER 2015

Roof Replacement Project

The roof replacement project is underway for the 2015 buildings, which include Buildings 102, 105, 106, 108, 110 and 111. Because this type of work can *only* be performed as weather permits, an exact completion date is unknown, but the contractor currently estimates wrapping up the project in mid-September with Buildings 110 & 111. To achieve this goal, the roofers are permitted to work on the property from 8:00 a.m. to 8:00 p.m. Monday through Saturday (weather permitting). Please be cautious of the contractor's dumpsters and any debris throughout the course of this major project. If you should have any questions or concerns regarding the roof replacement project, please contact KareCondo; do *not* contact the contractor directly. Your patience and cooperation throughout the duration of this project are greatly appreciated.

Holiday Trash Pickup

Trash pickup will be delayed one day following the Labor Day holiday on September 7. Due to the holiday, trash will be picked up on **Wednesday, September 9** (rather than Tuesday the 8th). Please remember to return your trash container to the garage once it has been picked up.

During Kimble's regular (non-holiday) waste removal schedule, trash containers may be placed outside as early as 5:00 p.m. on Monday evenings and returned to the garage by Tuesday evening. If you notice your neighbor's trash container out after pickup, please be neighborly and bring it back to the garage for them.

Local Happenings

Did you know the Fairlawn Food Truck Roundup & Car Cruise In is Sunday, September 6 at Bicentennial Park? The Fairlawn Parks and Recreation Department produces a weekly newsletter full of local events and other information. You may view these newsletters by visiting cityoffairlawn.com/parks, or check The Enclave website (www.enclavecondo.com) for the most recent weekly newsletter.

Safety Concerns

In the interest of safety, *please* remember to **keep your garage door CLOSED** (and the door from the garage to your building) ANY time you're not physically present. Leaving these doors open makes it that much easier for other people and/or animals to access your garage/building and poses a safety hazard for everyone.

Likewise, please **do NOT distribute copies of your building key** to contractors (deliverymen, etc.). Providing keys to vendors puts EVERYONE in your building at risk – Please be cautious and considerate of your neighbors.

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Attention Pet Owners

Please be caution in the hallways when walking your pets as leash-related damages have recently occurred. Further, please remember to follow the pet rules, particularly the following:

- No pet may exceed 30 lbs. at maturity.
- Only one (1) pet is allowed per Unit.
- All pets must be on a handheld leash no longer than six (6) feet and must be under the owner's control at all times when outside the Unit.
- Pet owners shall be liable for any and all damages to the Common Element caused by their pet.
- Pet owners must immediately clean up after their pet (i.e., remove and properly dispose of feces).

Commonly Reported Violations

Two rule violations commonly reported entail items stored in garages and torn window screens. Please remember that your garage must be used for primary parking and may *not* be used to store items – This includes bicycles (unless properly hung from the ceiling), litter, shoes, furniture, brooms, shovels and cleaning supplies, etc.

Please check the screens in your windows regularly and repair/replace them as necessary (if they are torn, for instance). Mike Pantalone has been recommended by multiple Unit Owners for affordable screen replacement work and may be reached at (330) 336-7505.

Leasing

Whether or not you currently lease your unit, please understand that you must receive the Board's prior written approval for *any* future leasing requests to ensure the leasing cap/quota has not been met. In other words, you must request permission for *each new tenant*.

Once approval has been granted, prior to leasing your unit, you must also complete and return an Owner/Tenant Information Form to KareCondo along with a copy of your executed lease and a check for the \$100.00 move-in/move-out fee in accordance with The Enclave's governing documents.

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.