

THE ENCLAVE AT ROSEMONT RIDGE

May 2016

DuesPayment

Last month you should have received a "DuesPayment" flyer with your statement. To better explain this new payment option, DuesPayment is a third-party payment processing service that allows small corporations like your association to be able to accept various types of payments (e.g., credit/debit cards & electronic checks). This does *not* replace any form of payment you are already utilizing (e.g., auto-debit, check, a bill pay service, etc.). For each transaction, a small convenience fee of approximately \$2.00 will be charged to you by the third-party processor, which will be disclosed every time you use this service. Even though there is a small convenience fee, this option may allow you to avoid paying the association's \$25.00 late fee by making a last-minute payment if you didn't get your payment in the mail before the association's late date. This service also offers other conveniences that may make the \$2.00 fee worthwhile to you such as text/email notifications and credit card flyer miles/points, etc.

Taking advantage of this payment option is simple – just go to the KareCondo website (www.karecondo.com) and select "Pay Dues" from the menu bar to the left, then click on the "DuesPayment" logo to be taken to their secure website where you will simply follow their instructions from there. If you have any questions, feel free to call their office (866.807.0938) or our office.

Email Communications Waiver

You also should have received an *Email Communications Waiver* form with your last statement (see enclosed form). Please understand that this is merely an option to receive your monthly statements (and any memos/newsletters or other information included with the statements) via email. If you did/do *not* complete and return an Email Communications Waiver, *nothing will change*, and you will continue receiving your statement and included information in the mail. In other words, only those of you that wish to receive the monthly statement mailings via email must fill out the form and return it to our office.

Window Washing

Fantastic Shine will be cleaning the windows in the clubhouse and in the entryway of each building **May 16-18, 2016**. If you would like to have the windows in your unit cleaned (inside and out) for \$30.00, please coordinate with Fantastic Shine by calling Eddie at (216) 906-2203 or Lynn at (216) 906-9650 so they can be cleaned during this time (payment would be made directly to Fantastic Shine).

Garage Bay Power Washing:

Although it is the Unit Owner's responsibility to maintain his/her garage bay, your Board has opted to have all of the garage bays throughout the property power washed again this spring at the Association's expense. This work is scheduled for the week of **May 2, 2016** – Please pay attention for notices posted by the contractor to see when your garage will be scheduled (between May 2 & May 6) in order to make parking arrangements. Please remember to remove any personal items being stored in your garage in preparation of this project and in accordance with the Rules.

THE ENCLAVE AT ROSEMONT RIDGE CONDOMINIUM OWNERS' ASSOCIATION



Landscaping

This year's lawn maintenance contract was awarded to Jackson Hunter Landscape of Medina. While we are confident Jackson Hunter will be a great asset to the Association, please be patient as the vendor becomes familiar with the property and promptly report any service-related concerns to KareCondo.

The Board recently approved various landscape enhancements to beautify the property. Over the coming weeks, the landscapers will be installing and replacing plants around the clubhouse, at the property entrance and in the beds in front of the buildings as well as repairing the lawn/turf in a few needed areas.

Spring Walkthrough

Due to the weather, the annual spring walkthrough has been tentatively rescheduled for the first week of May. As you may already know, during the spring walkthrough, the Board and Management evaluate the property to point out any items needing maintenance or addressed overall, including visible violations of the Rules & Regulations. While neither the Board nor KareCondo "police" the property, during the spring walkthrough, violations may be reported and enforced accordingly. Please consider taking a quick look around and making any needed repairs and/or making sure you aren't unknowingly in violation of any rules. The violations most commonly noted during the walkthrough that generate the most violation letters are **damaged/torn window screens and storing items in garages** – Besides vehicles and trash containers, *no* personal items (shovels, paint, toys, boxes, etc.) should be kept outside of the storage lockers in any garage, and bicycles must be properly hung. Please help us keep the property looking nice without having to issue violation letters to Unit Owners for rule infractions. Your assistance is greatly appreciated.

Water Leaks

Recently, a number of water leaks have been reported. If you should notice or suspect a water leak (e.g., a new wet spot appears on your ceiling or in the garage, or you hear water running for an unusual period), please be sure to notify KareCondo immediately.

Trash Pickup Reminder

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. on Monday evenings. Please contact KareCondo to schedule any large-item pickups (there is no additional charge for large items, within reason and excluding any items containing Freon, but advance notice is needed in case a separate vehicle is necessary).

Service is only delayed by one (1) day if the service day falls on or after a holiday. Next month, Memorial Day is Monday, May 30, 2016 – **That week Kimble's trash pickup will be delayed a day due to the holiday and will be on Wednesday, June 1, 2016.** The following pickups will continue on the normal schedule and will not be impacted until the week of July 4 (Independence Day).

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.



EMAIL COMMUNICATIONS WAIVER

KareCondo would like your approval to send all possible Association-related communication (e.g., statements, newsletters, etc.) to you via email, and discontinue sending communication via the U.S. Postal Service (note that some items may still be sent by mail).

If you agree to receiving all possible Association-related communication via email, please fill in the email address (you may only use one email address) you would like us to use below (please write legibly). Please also fill in your account number and unit address, and sign & date where indicated below.

Email address (for Association communications)

Please note that if your Association communications email address changes, or if you'd like to discontinue utilizing email, it is your responsibility to contact the management company and update your Association communications email address or information. Otherwise, the assumption will be that you have received all Association communications sent via email.

I/We, the undersigned, agree and consent to having all possible Association-related communications sent to the above email address rather than via the US Postal Service:

Account Number: _____

Unit Address: _____

Unit Owner's Signature *(If co-owned, both Owners should sign; if only one Owner signs, he/she states that he/she represents the communication preference of the entire Unit)*

Date

Unit Owner's Signature

Date