

Bethel Grant Condominium Association

NEWSLETTER

Fall 2013

Parking Permit Tags

The Association recently sent to Homeowners, 2013 / 2014 parking tags, which are to be hung on your interior rear view mirror. If you did not receive a tag, please contact the management office and provide car make, model and license plate number, tags will be issued. Failure to display tags could result in cars being towed.

Smoke Detectors / Fire Extinguishers

Fall is the time to test your smoke detectors and change batteries. Also, it is a good time to check your fire extinguishers in the home.

Hoses and Outside Faucets

Please store your hoses inside during the winter. This will stop them from freezing and breaking. It is also a good time to turn off the water to the outside faucet from inside your home to assure that the faucet does not freeze and break over the winter.

Chimney and Fireplace Heaters

If you use your fireplace, please have your chimney cleaned at least every 2 years. It is also a good time to have your heater inspected and cleaned before winter.

Firewood

Please follow the Association Rules and Regulations regarding the stacking of firewood in proximity to the outer walls of the Unit.

Snow Policy

1. No plowing under 2".
2. No shoveling of walks and entrances under 2".
3. No Plowing or shoveling will be done until snow has stopped for accumulations of 8" or less.
4. Parking spaces occupied at time contractor plows an area, will not be plowed. Note that adjacent spaces may also be inaccessible to plows if cars are not moved.
5. ICE STORMS:
 - Contractor will treat driveways and unit walks / entrances when storm is over.
 - Parking areas will be salted to the extent car spaces are empty.
6. Do not use any salt products on concrete walkways. Only use calcium base products. Salt products will adversely affect concrete.

Please note that snowplows cannot push snow directly toward the units due to the sidewalks. As such, if residents do not move their cars the snowplow cannot push snow to either side of the parking area. Residents who do not move their cars to accommodate the plow truck will be responsible for shoveling out their parking spaces. Please remember, by not moving your car in a timely manner, you effect other neighbors who share your parking area.

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Pets

Pet owners must pick-up the pet waste. Please take the waste home with you and place it in your own trash bin. Do not put in the playground or mail center trash bins, as it is a health issue. The Board asks that you do not walk your pet in front of the clubhouse. People walk to the pool in bare feet and it is not pleasant to step in pet waste. The area around the playground, where our children play, is becoming another prime target of pet waste. Pet owners, please be considerate of your community.

Trash

Your trash bins must be put in the rear of your unit or behind shrubs as not to be seen from the road. Also, remember that trash is to be put out the night before trash days but not prior to dusk.

Homeowner Insurance

Make sure you have condo owners insurance for your belongings. Anytime is a good time to consider updating coverage; especially if you have completed any improvements, purchased new furniture, rugs etc.

Make a detailed inventory of everything you own and take photos of your property to show condition and proof of any upgrades you might have done. Keep in mind that a rider may be necessary for certain valuables. Also, updating the inside of your condo with new cabinets, new floor coverings, etc. should be accompanied by a call to your insurance agent to update your coverage.

Please place on file with Windsor Management, a copy of your homeowners insurance. Your carrier can fax a binder page directly to Windsor that will just indicate who your carrier is and that you have coverage. No information on costs, etc. is revealed. This will help in case you have a claim.

Satellite Dishes

The Board has had inquiries regarding the installation of satellite dishes. **ASK BEFORE YOU DO SOMETHING THAT YOU KNOW IS NOT PROPER.** It will save aggravation for everyone! The ruling on these dishes is that they are prohibited to the extent of the law and guidelines put forth by the FCC.

The FCC rules presently apply only with respect to property over which the owner has exclusive use or possession. If the property is a common area open to all owners, then the association may prohibit the dishes (until such time if ever, that the FCC makes a further ruling).

In the case of a condominium, all property is considered to be common area except for the air space of the units and those portions designed as limited common elements (in which the unit owner enjoys the exclusive right of use and possession, such as a patio or balcony).

In other words, condominiums may restrict satellite dishes except dishes that are installed within the boundaries of a unit or in the owner's limited common elements.

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This means you could place a small dish (about a yard across) on your balcony and/or patio. You, however, may not attach it to the outside, roof, tree, etc. and may not use an extender to elevate or raise the dish. It goes without saying, you cannot cut any trees down to gain a better signal.

The Association also, according to FCC regulations, has the right to require that the dish be painted and/or enclosed to preserve the aesthetics of the community.

Complaints

Remember, any request or complaint on which you wish to have some action performed, **MUST BE IN WRITING AND SIGNED**. Verbal complaints cannot be acted on and usually are not even investigated for lack of documentation.

If you are not concerned enough to put in writing, sign it, and state facts, etc. then how can you expect someone else to take action on your verbal communication without facts pertaining to an incident. *Would you?*

Late Fee Policy

Late Fee:

Any late fee not paid within 30 days of the mailing of such notice to the Unit Owner that a late fee has been posted to the Unit Owner's account will be assessed a continuing late fee of \$1.00 per day from the date of the notice until such time as all late fees are paid in full. Owner will be notified monthly of any outstanding balance due the Association (Rule adopted 03/19/85, Revised 10/27/04, Revised 09/24/06).

Fines:

If a fine is levied against a Unit Owner, and the Unit Owner does not appeal or pay the fine within 30 days of the mailing of the notice, then a continuing day-to-day fine in an amount of not less than \$1.00 per day will be levied from the 31st day until such time as the entire fine, including the continuing day-to-day fine, is paid in full. Upon written notice to the Owner, the Board may levy the continuing day-to-day fine in a higher amount consistent with the severity of the violation. Owner will be notified monthly of any outstanding fine balance due the Association (Rule adopted 09/24/06).

Application Of Payments:

Any payment received by the Association shall be applied first to any interest accrued by the Association, then to any late fee, then to any costs and reasonable attorney fees incurred by the Association in collection of enforcement, then to delinquent Assessment, notwithstanding any restrictive endorsement, designation of instruction placed on or accompanying a payment and then to any fines (Per HO #1331-03 11/18/04).

Outside Cooking Grills

The Association master insurance policy has added restrictions on grills at Bethel Gant, as follows:

1. No charcoal grills are permitted in the community.
2. The use of propane gas grills is permitted, but they need to be stored and used at least 5 feet from any building.

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If there would be an occurrence as a result of not following this requirement, the insurance company could deny any coverage and the association would be required to pay for any repairs that the insurance company would not. That means each Owner would need to contribute to the repair cost.

Your Board members are:

Frank DeVito, President
Domenic Riccitelli, Vice President
Benn Coren, Treasurer
Doug Walther, Corresponding Secretary
David Bell, Recording Secretary

Thank you.

The Board of Bethel Grant