



# Town Crier

## Congress Square I Condominium

December 2003

PO Box 360426

Strongsville, Ohio 44136



### Trash Pickup

#### FRIDAY

Recycle Right - Place recyclables on the Right side of the driveway

BFI (800) 433-1309

### Association Administrator

condohome, limited

Phone (206)203-2649

Fax (775) 890-1151

#### E-Mail

condohome@aol.com

#### Web

<http://csone.condohome.net>

### Budget for 2004

The budget 2004 was recently adopted by the Board of Managers. Maintenance fees will increase by 7% effective January 1, 2004. Factors affecting the need for an increase include increases in the costs of insurance and maintenance of the common elements, increased sales taxes on landscaping, new sales taxes on snow removal and new regulatory standards. The budget includes funding for the final phase of roof replacement, concrete replacement and the start of a three year painting project, which will provide for the refinishing of the siding on all buildings and an amount for future capital expenses.

A detailed budget and new coupon books will be sent to unit owners by mail. Auto pay amounts will be adjusted in the new year.

### Winter Water Turn Off

To avoid freezing water pipes, be sure to turn off the water supply to the outside faucet. The valve is located under the sink, on the cold water supply line, in homes without basements or between the basement floor joists in homes with basements. Turn the inside valve **OFF** and **OPEN** the valve located outside your home and leave it open until Spring.

### Gas Grill Safe Storage

Gas grill tanks may be stored **OUTSIDE the unit ONLY** — **NEVER in the garage**. At the end of the season, it is recommended that propane gas tanks be returned to your gas dealer for safe removal of any remaining gas. You may then store the *empty* tank **OUTSIDE**. Ideally the tank should be turned in to the dealer and a new tank obtained during the next season. The added cost is worth the additional degree of safety.

### Gutter Cleaning

The gutters on all buildings will be cleaned of leaves and debris after final leaf drop. Please do not attempt to stand on the overhangs or perform such work on your own.

### Utility Maintenance

Certain utility lines supporting the buildings are maintained by the Association including sanitary sewer lines which serve two or more units, natural gas lines from the main to the meters, and common fresh water lines, in buildings with basements only, from the main to the individual meters (All fresh water lines in units without

basements are maintained by the unit owners). Recent changes in regulations has required the Association to modify the supply lines and the positioning of natural gas meters when certain services are performed on gas lines. Electrical meter boxes on some buildings that house more than one electric meter are also maintained by the Association. Earth movement has caused certain electric meters to move away from the buildings - a situation that has now been repaired. The cost of these upgrades and maintenance are a factor that is now reflected in our budget.

Unit owners, however, should be aware that the Association does not have a business relationship with the utilities that serve your home. Situations have occurred where service has been interrupted to several units by the utilities without the prior knowledge of the Association. Working with the utilities, which may now have customer service centers located in far away places not in the neighborhood. have also caused inconvenience when utility maintenance at one unit impacts service to adjacent homes.

### **Snow Removal Service**

Reasonable levels of snow removal services are provided when snow accumulation exceeds 2 inches. A path is scheduled to be cleared in the early morning hours in driveways and from front doors to garages. Crews will return for full clearing of sidewalks and parking areas by the afternoon. Additional 2" accumulations in the late morning or early afternoon will result in similar clearing by late afternoon with final clean up by the evening hours. Measurements are taken at various open locations throughout the property and not in areas prone to drifting such as in front of entry or garage doors. Our contract does not provide for continuous removal during blizzard conditions, for removal during non-service times or for removal when snowfall is less than 2". Residents should plan to deal with situations were services are not provided by the Association.

### **Remove Door Mats and Pet Tethers**

Door mats **MUST** be removed from the sidewalks in front of homes during periods when snow has fallen or is exceeded. Mats can easily be hidden by snow and darkness when services are performed and cause damage to equipment and delays in clearing snow when they jam snow blowers. Pet chains and leashes are **NEVER** permitted on the common areas (even in good weather). These items have caused serious personal injury to personnel at Congress Square I in the past when they have been left out and subsequently come in contact with maintenance equipment.

### **Winter Parking Guidelines**

Thank you for your cooperation in adhering to our parking regulations during the snow season. Please review the parking rule (1985-1) which restricts parking in perimeter spaces when snow accumulation exceeds 2" or when it is expected that there will be snow accumulation of 2" or more. This is necessary to provide room for the snow removal crews to push snow out of the way. Parking in these spaces also prevents complete removal making it very difficult for persons in the homes facing away from the street to get in and out of their garages.

The time limit for parking is also reduced significantly. Cars in violation may be towed to effect snow removal. Please also do not parking directly across from a driveway on Williamsburg Court or within 100 feet of the Stop sign.