



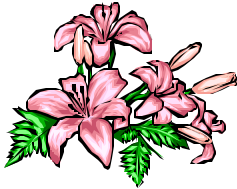
Town Crier

Congress Square I Condominium

April 2004

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

Emergencies

(877) 353-2977

E-Mail

condohome@aol.com

Web

<http://csone.condohome.net>

www.geocities.com/congresssquare

Trash Issues

Welcome Spring. And with the new blooms of the season, we'd like to review some steps to keep our neighborhood looking clean and organized.

The Association does not have any facilities, budget or personnel for the handling or removal of trash. These services are provided by the City of Middleburg Heights on **Fridays** by your tax dollars through a contract with BFI. Services are not provided on other days of the week and your cooperation is essential to prevent the neighborhood from looking unkempt during the days of the week when trash collection does not occur.

When new **appliances** are delivered on days other than Thursday, the discarded appliances should be removed by the delivery personnel. There often is only a small additional charge for this service. Leaving an old appliance or furniture on the tree lawn for several days is not allowed.

Refrigerators and air conditioners must have the Freon refrigerant removed by an *EPA certified contractor*. The appliance must be properly tagged by the EPA certified contractor prior to placement for pickup. Information on EPA tags can be obtained from the City of Middleburg Heights.

Tires are not picked up by BFI. Arrange for disposal at your tire dealer.

Building material such as carpet, drywall, fence boards and other items, must be securely tied together in bundles no larger than 2' x 3' and weighing no more than 50 pounds each. Discarded cabinets, windows and other fixtures should be removed by your contractor/installer or stored in the garage until 6 PM Thursday evening.

Early placement of **ANY** refuse at the curb only serves to devalue our property. Place trash and recyclables at the curb *no earlier than 6 PM Thursday evening* and store refuse in the garage **only**, in securely closed plastic bags or cans with tight lids in order to comply with city ordinances. Trash may not be stored on patios or on any other part of the property.

Please join us in taking pride in your neighborhood. Refuse cans should be removed from the curb by Friday evening.

Recyclable items should be placed on the **Right** side of the driveway when facing the street. No trash, other than newspapers, should be in paper bags.

Please refer all other trash concerns to BFI or the Middleburg Heights City Service Department at (440) 234-2216.

Pet Issues

Please be a better pet owner also. You must take a bag and scoop with you when walking your pet. Pet waste can spread disease and is very unpleasant when encountered unexpectedly or run over by lawn maintenance equipment. Our rules require that all pet waste deposits on any part of the condominium property be removed by the pet owner ***within 15 minutes***.

All pets must be leashed in accordance with city ordinances. Pets may not be tied up or tethered to any part of the condominium property, including patios.

People Issues

Should you see residents making your neighborhood undesirable, without confrontation, ask them to cooperate just as you would if you did not live in a community association. Most people are reasonable and if they are informed that their behavior is offensive, they will most likely compromise to appease their neighbors. It is hard to ignore an acquaintance one speaks to and easy to ignore a complete stranger.

If your neighbor-to-neighbor approach is unsuccessful, you may provide specific details to us about the violation ***IN WRITING***. The Association cannot effectively follow-up on complaints received by telephone, discussing matters with Association personnel on the property or anonymous letters. With documented information about offenses, we can address the situation and take action to provide a resolution to some of these problems.

Property Maintenance

A maintenance walk through will be conducted by the Building and Grounds Committee of the Board of Managers to review the condition of the property in order to plan work that is necessary on the part of homeowners and the Association. The primary focus of this year's inspection will be to review the condition of the buildings in preparation for the three to four year siding refinishing project. Additional areas to be addressed this year include concrete work and the completion of the installation of new roofs on all buildings.

You should to review areas of the limited common property around your unit such as your patio fence, windows and doors to plan for necessary maintenance and architectural compliance so that you will not be surprised should a maintenance notice be sent to you. Please refer only to Association published documents and guidelines for correct specifications and standards. These items are on our website and are available from the Administrator. Looking at your neighbor's home for guidance often results in two violations.

Patio Fence Stain Colours

Maxum Formula 2 Solid Color Acrylic Stain

Tan	M-2011	Light Chamois	Cream (Red Trim)	M-2043	Parchment
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Sherwin-Williams Solid Color Exterior Stain

Blue	SW-3014	Juniper Blue	Gray	S0W-2094	Niagara Mist
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Master Insurance Policy

The Association master insurance policy was recently renewed again with Allstate Insurance. Should you receive a request for evidence of insurance, please mail or fax a copy of the request to us. The Association policy covers only the common areas. Each resident **must** carry condominium owners and/or renters insurance for the contents of their homes, all portions of the unit and limited common areas as described in the Declaration, (furniture, carpet, interior improvements, patios, storm doors, etc.) public liability protection and additional living expenses in the event of a loss.