



CARLWOOD CONDO HOA

Happy New Year!

Thanks everyone for coming to the October 16, 2018 Condo meeting!

Important Announcements:

- **Trees:** Trees are down! We will be looking into replacements. Suggestion for replacements - Arborvitae, grows tall but not wide.
- **HOA fee:** will increase to \$150 per month in February.
- **Surveys:** please fill out and return . Information will be used for the purpose of having residents and owners on an email list to send out newsletters, notices and information. We would also like to text out emergency information. You can also email kathylmcgraw@aol.com and ask for the survey to fill out online. Sending information out on email or text will save the cost of postage and keep everyone up to date.

Condo Concerns:

- **Appearance of Condominiums:**

Nuisances Section 7.7 of the By Laws

No nuisances will be allowed on the condominium property nor any use or practice that is the source of annoyance to residents or that interferes with the peaceful possession and proper use of the property by its residents. Residents shall exercise extreme care about creating disturbances, making noises, or using musical instruments, radios, televisions, and amplifiers that may disturb other residents. All parts of the condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage allowed to accumulate, nor any fire hazard allowed to exist. All such garbage and trash shall be placed inside disposal containers. No unit owner will permit any use of his or her unit or make any use of the common elements that will increase the cost of insurance on the condominium property.

Section 7.7a No owner shall personally (or permit any other person to) hang garments, rugs, and similar items from windows or from any of the facades, decks, or terraces of the condominium, nor shall any owner personally hang or shake dust rags, mops, and similar items from the windows or porches or terraces, or clean such items by beating on an exterior part of the condominiums

Also discussed was the abandoning of "FREEBIES" on condominium property. This is prohibited in the BYLAWS under the Nuisance Section.

Garbage Bins should be taken of sidewalks as soon as possible and returned to garage storage areas.

Asking for all residents to be aware and help to keep our Carlwood Condos clean, safe and picked up. Bring any concerns to Mark.

Other Condo Matters of concern:

- Painting of Condos: will have to be done as a group and will be discussed at a later date. The paint was assessed to last for 15 years.
- Fence: planning for replacement the summer of 2019
- Parking continues to be a problem. Parking time changing to 24 hours. Permits for Parking issued to guests was suggested. Fire Lanes and No Parking applies to residents also.
- Please be aware that barking dog comes under Nuisance clause.
- Marijuana use is legal but restricted to private homes. The concern of smoking outside was the drifting of smoke into open windows in homes with small children.
- Homeless using resident outside electrical and water outlets.
- Traffic through the Condo property: Concern for small children playing outside. Speed Bumps?
In 2 years Division Street will be changing with the addition of islands and no parking along the street. Left turn off of Division will be eliminated.

Upcoming Events:

- Suggestions for events for the spring and summer: bark dust application, fence replacement, Potluck and Condo Garage Sale.

If you have any suggestions or corrections please email Kathy at kathylmcgraw@aol.com

Please Return your surveys by Feb. 1!!!

Thanks everyone!