

Hello Neighbors!

I hope you are all doing well. It's been awhile since the last email!

Here are some of the major issues our Condominiums facing our community:

 Carlwood Condominium Association HOA dues and expenses

 Condominium upkeep and property issues

 Meeting, other issues and concerns

 Carlwood Condominium Association HOA dues and expenses

Our current HOA monthly fee per household is \$175. The HOA fee pays for the water, electric (street lights on the property), bank fees, non profit fee, Master Insurance Policy (common area liability), maintenance repairs and supplies, misc. property tests. The property is now approximately 17 years old and will need more upkeep and repairs. Compared to Condo fees being charged at other properties, Carlwood fees are very low. The last two years we have ended with a negative balance. Due to the increase in water usage, the water bill is now averaging about \$800 - \$1000 more per month. HOA fees will be increasing to \$200 per month starting in November.

Here are ways to lower our water bill:

Check for leaks...faucets both in and out, and toilets.

Use a local car wash, i.e. Washman. They recycle water they use for car washes.

Washing cars on site is not advised.

Put a lock on outside water supplies.

 Condominium upkeep and property issues

Fences and Gates: one of the major issues due to age of property that we need to address.

We painted much of the fencing in the last year or so to hopefully extend the life of the fencing and to cover up graffiti.

There will be a Handyman this week to repair fences and gates. His name is Ron Langston. He has done repair work here before. We have identified some of the issues and repairs. If you have issues with your fences, please email me. He will need access to some of the affected back yards.

Weeds and Garbage;

Robin has been spraying weeds with natural extra strength vinegar to kill the weeds so no harsh chemicals have been used. It would help if every household would get rid of dead weeds. The goal is to lay bark dust along Division and 130th strips before winter. Suggestion: we have had annual clean up days.

If this is something that interests you please let me know.

The unwanted items, garbage, is accumulating and becoming an issue. There are companies that will

pick up items that are not good enough to donate. Suggestions on companies any of you have used...if there is enough interest the cost could be shared neighbors needing to get rid of unwanted items. Please do not dump on sidewalks or street. It is against the law. Please let me know if you are in need.



Meeting, other issues and concerns

Please email with your concerns and issues. Need for an in person meeting?

Thank you for keeping our neighborhood safe.

Enjoy the rest of your summer!

If you are renting out your condominium, please forward this information to your renters.

Thank you!

Robin and Kathy