

Volunteers are needed to reduce our HOA fees.

Please consider volunteering if you plan on living here.

To Association Members:

RE: Parking on Public Streets and in Driveways

The City of Rockford has signs posted that there is no parking on streets in the Association.

The Association's Rules & Regulations and Bylaws also state that members cars are not be parked in driveways overnight.

We understand that, if you have overnight guests they may need to park in a driveway for a few nights.

This policy is in effect because:

1. Guilford High School students were parking on the streets
2. To make it easier for plowing both streets and driveways
3. For the yard maintenance crews to access all areas
4. For the esthetics of our Association (having all units look the same)

The city does tow cars that are parked on the street. We don't want our guests to have their vehicles towed.

Note from Building Chairperson :

In case you haven't thought to do this recently , please check that your sump pump is in good

working order . First, check that the pump is still plugged in. Then fill a bucket with 3 or more

gallons of water and empty it into the sump pump well all at once. The pump should immediately turn on, to pump out this water . (It is not unusual for a couple of inches of water to

remain at the bottom after the pump shuts off.)

Even though the Association is not responsible for maintenance or replacement of these pumps,

we do want to make sure all residents have checked them to avoid water problems. If your pump is not working, we recommend that you promptly notify the plumber of your choice.

A member of our committee will be glad to come and perform this test for any resident with mobility issues. Y our safety is our first priority . Please call or text me using the contact info listed below to schedule a visit.

If there are any residents who have already left Rockford for warmer weather , please have the

person who periodically checks your condo do this test for you.

Just a word of advice from my plumber . Sump pumps generally have a “life” of 7-10 years
Do
you know how old yours is? Many plumbers encourage people to replace them after they
have
been in place for the expected life, as a pump failure can do significantly more damage
than the
cost of replacement.

Message from the Board of Directors :

Until you have time to review the By-laws or Rules and Regulations, this may help you with
some immediate questions and concerns.

Monthly Dues:

We do not send out monthly bills for the dues as this helps us save on postage. Payments
are due by the first of each month.

We require you set up automatic payments with your bank as a recurring payment for your
monthly dues. Then every month the bank will mail a check (no transfers into account
allowed as they only show amounts, not the payee name) to our PO Box (above). The
checks are not deposited until the 1st of the month. Please contact the Treasurer if you
have any questions.

Refuse Storage and Removal:

Refuse shall be placed in plastic bags supported in a proper container in the garage unit.
Individual containers outside the unit are not permitted.

It is the unit owner’s responsibility to have the refuse container on the curb on the
designated pickup day (Monday). Emptied containers are to be returned to the garage.
Unit owners must comply with city ordinances with respect to timing. The city ordinance
states the earliest refuse may be taken to the curb is 4:00 PM on the day preceding pickup
(Sunday), and returned no later than 11:00 PM on the day of pickup (Monday).

Plastic bags are not allowed as they draw animals and create a mess if broken.

Pets:

All pets shall be under control, kept on leashes or properly caged. Pets are not to run loose
on the property or be secured on decks or patios unattended. All pets will reside within
their owner’s dwelling. No structure for the care, housing, or confinement of any animal
shall be maintained outside of the residence including enclosed fencing.

Pet owners are responsible to clean up after their pets on all properties.

No more than two (2) 40 pound (max) domestic pets are allowed.

The Board reserves the right to approve all breeds

Personal Items:

The property shall be kept clean of rubbish, debris and other unsightly materials.

No clothes, sheets, blankets or laundry of any kind may be hung out or exposed on the property.

Personal items such as bicycles, toys, furniture, trailers, clothing, campers and other articles shall not be stored on the property including driveways, streets and parking lots.

Holiday Lighting:

Holiday lighting is acceptable provided installation does not permanently damage the structure.

All holiday lighting shall be removed within thirty (30) days of the holiday.

Garages:

Garage doors shall be kept closed except when entering and leaving. Garage, driveways and parking spaces shall not be used for offensive or unsightly activities such as automobile repair.

Automobiles are to be parked in the garage. The regular parking of automobiles on the street or in the driveways will not be permitted without the written consent of the Board of Directors.

Winter Heat :

All unit owners must maintain a minimum of 55 degrees whether the unit is occupied or vacant. Any damage resulting from non-compliance will be directly assessed to the unit owner.

Every year the Audit Committee prepares a Financial Review Report. This Report is given to the members at the annual meeting. If you would like a copy of the latest Financial Review Report, please contact the Communications Chair or the Audit Committee Chair. All are invited to the board meeting to ask any questions you may have. Please consider joining our board of directors, we are all volunteers and always welcome new residents.