

When addressing the issue of the condominium concept:

"Every woman or man may justly consider their home their castle and themselves as the queen or king there of; nonetheless to use their property as it pleases them must yield, at least in degree, where ownership is in common or in cooperation with others. The benefit of condominium living and ownership demand no less." When you live in a community association, your home is NOT necessarily your castle. You have chosen a lifestyle that requires courteous conduct and delegates maintenance decisions to the association board members. The community association lifestyle is successful because owners have volunteered to take turns serving on the board and have cooperated with each other. Common sense and a sense of what is best for the entire community prevail. Individual rights giving way to the best interest of the community is the foundation of the successful association.

Require a Witness for Conduct Violations

On January 17th, 2018 a resident noticed dog waste in the elevator of 3656 Morningside Way (Bldg II) and left a note stating this fact. When a board member found the note, there was no dog waste and someone added the word 'accident' to the note.

This is to inform you that the board can not take any action on anonymous complaints. The board is asking the owners to fill out the "Condominium Unit Owner /Resident Report Form" and forward it to the management company.

The board cannot direct the property manager to send a letter to the offending owner in the absence of a witness who would be willing to come forward and confirm the violation. Having the owner who actually witnessed the rule violation come forward at an appropriate time to attest to the violation is critical to effective rule enforcement, especially if it becomes necessary to initiate legal action in court to compel compliance with the rules and restrictions.

New Key Fobs

New Key Fobs will be issued to the unit owners in building I and II to access the clubhouse. During the next weeks board members will contact us to let us know when the distribution of the new key fobs will take place. NOTE: KEY FOBS are only for the clubhouse. Our old Keycards are only for access to building I and II.

When an elderly resident needs help.

In your community association, there will be a marked increase in the number of aging residents. Unfortunately, this means an increasing number of aging residents may struggle to take care of themselves and their property. This struggle may pose a threat to the aging residents themselves and/or the community and its property. While the association may not want to get involved with the personal affairs of its members, ignoring the issues may result in tragedy. Consider an elderly resident who repeatedly leaves the water on and floods three other units. What if an elderly couple repeatedly leaves a pot of boiling water on the stove that finally catches fire?

The association must protect residents' right to the "quiet enjoyment" of their units.

The association must protect its property.

We are part of a community of neighbors and friends who may want to provide personal assistance such as driving, repairing, helping with medicine, etc..... Having a plan and procedures in place to follow when situations like this arise will remove emotional guesswork and reduce the potential for liability and harm.

PLEASE FILL OUT THE **Owner Information Form** that was handed out at the last COA meeting AND FORWARD IT TO:

Emma Dinsmoor, 3656 Morningside Way #202 (Bldg 1)
Or Barbara Payne 3660 Morningside Way #308 (Bldg. 2)

a. Know the Facts (and put them in writing!)

Whenever there are concerns from any resident regarding an elderly resident, please “Put it in writing.”. This way, when the board acts, there is a recorded history existing to explain why the action was necessary.

b. Know You Are Neighbors

Realizing **you are neighbors** is important when the association is faced with what may be an emotionally charged situation. Keep this in mind before you act and when following your plan of action.

Snow Removal

It’s been snowing lately – a lot. And with snow comes slippery conditions, and with slippery conditions comes that nine letter word that strikes fear in the hearts of all property owners – “**liability**.” Which is why it is absolutely essential for associations and communities to adopt snow and ice policies which clearly (and correctly) establish the duty and responsibility for snow and ice treatment between those that unit owners are responsible for, those that the association is responsible for, as well as the areas and times in between.

BUT– even the most exemplary snow plan may be open to question by a jury in the event of an injury claim. For this reason it is critical for associations to take preemptive steps to adopt and communicate by policy, what areas of the property the association is responsible for treating, and what areas unit owners are responsible for treating. **Certainly, common area roadways and entranceways have to be treated by an association.** But what is often not clear is who has the responsibility for clearing snow and ice from stairways, walkways and driveways that serve individual units?

These areas for the Residences (Bldg. I and II) are not part of the units themselves. Thus, these areas are part of the common areas, and unless stated otherwise, **fall into general common area maintenance allocation provisions, thereby establishing a duty upon the HO Association to treat the areas for ice and snow removal.**

This is to inform you that the HOA Board has notified our COA that they have decided that they are not going to shovel the sidewalk loop in front of the condos and villas.

**Our Board of Directors (COA) would like to remind you
NO OVER NIGHT PARKING allowed in front of building I and II.**

**Do not block the sidewalk entrances
allow enough room around your short-term parked vehicle for another vehicle to
pass safely**