

March, 2022

Hello Neighbors,

I hope you are all doing well and surviving these crazy times. There are a few Condo business to let you know about. Everything just feels like it was set on pause for awhile. I would like to thank you for patience.

Condo HOA Assessments

Fees have remained the same since 2019. Not wanting to add to the financial burden that this pandemic may have caused some of you, the fees were kept at the current rate. Because of rising costs and expenses our Condo fees will go up as minimally as possible. As of April 2022, the new Condo fee will be \$175 per month. Our main expenses include water, bank fees, electricity, and other maintenance costs. If anyone is interested in seeing the Annual Reports, email for a copy. Thank you for your monthly payments. Our bank fees have increased significantly this past year. Not really wanting to go back to collecting checks. Suggestions for alternate payment methods would be greatly appreciated. Any thoughts on Paypal, Zelle???

Condo Water Usage

Our monthly water bill averages about \$3,000 a month which is our largest and main expense. Here are a few tips to help bring that down:

- Check for any leaks: Faucets - check for drips, outside and in, Toilets - check for any leaks. Maybe get a lock for outside faucets.
- Take cars to Washman on 118th and Division. Car washing uses a lot of water. Washman uses recycled water.

Condo Upkeep and Maintenance

From condo By-Laws

Section 7.6 Appearance of Condominium Building. No unit owner will cause anything to be hung displayed, or placed on the walls, doors, windows, walkways, ceilings of walkways, or roof of any condominium building or any common element nor otherwise change the appearance of any portion of a unit or the common elements without the prior written consent of the board of directors. Each unit owner shall provide draperies, mini blinds, or other window coverings at all windows, which shall be lined with white materials sufficiently opaque so as not to disclose the color of the interior portion of the window coverings. No clothes lines or similar devices and no "For Sale" or "For Rent" signs will be allowed on any part of the condominium property without the prior written consent of the board of directors, except that Declarant may post reasonable signs in reasonable places on the Condominium property advertising any unit for sale or for rent.

Section 7.7 Nuisances. 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 the cost of insurance on the condominium property.

If you have any suggestions or comments please feel free to email.

Thank You all for being good neighbors.

Kathy McGraw

☀️ Spring is almost here! Think SPRING CLEANING! ☀️

