

Wild Birch Farms

Check Website www.wildbirchfarms.com for the latest Information, Process & Procedures.

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Newsletter

May 2012

If anyone has news to share with our community please email web site or board member.

Board Members:

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Recent Unit Sales:

None since 2011

In Review

- Annual meeting-April
- Siding leaks
- Speed Bumps
- Powerwashing / Painting
- WBF Info exchange
- Garage Door Painting

Look Ahead

- Spring cleanup
- Pool startup
- Committees
- Sprucing up
- Playground update
- Siding repair/replace

Reminders

- Tag Sale
- Smoke Detectors
- Curb your dog
- Street Parking
- Safety tips

Recent Accomplishments

- Mulched flower beds
- Pool Management Inc. proceeding on schedule with pool cleanup and startup.
- Sprinkler system prepared and activated.

- Street lighting repaired.
- Trees and shrubs pruned near pool.
- New Repair Request Form implemented and available on WBF web site.
- Mailboxes, Hydrants, Playground benches repaired and painted.

In Review

- **Annual Meeting**; was very positive and informative. Information was presented to owners and then owners allowed to express the concerns. All around it was a very positive and informative sharing session. Topics included budget status, siding alternatives, maintenance recommendations, owner communications and feedback, approval process for replacement items (Windows/doors etc), Kiquel developer status and future project planning and unit run committees. Check WBF Web site for more details.

- **Siding leaks** this year have been more frequently occurring because of the cracks in the siding and not the roofs. The siding is starting to dry and we are due for a painting re-fresh. We are looking at the budget and planning alternatives and weighing different materials. We also started a Maintenance and Repair committee. See below or WBF web site for more information

- **Speed bumps** where put in to replace existing and address the water pooling. The wider bumps are proving to reduce the traffic speed and car flow through the complex. Town made recommendations and alterations where made and completed. Currently, the speed bumps at WBF at same dimensions as

the Town of Courtlandt in Verplane location.

- **Power Washing** will be done to remove some of the mildew. Work is scheduled for spring.

- **Information exchange** with owners was increased with more frequent newsletters, twice a month updates to the WBF web site, and more emails with suggestions. Lets keep up the communications.

- **Garage door painting** was offered at \$70 per door, if you want WBF painter to complete. Garage doors, just like front door and windows are the responsibility of the unit owner. This includes maintaining the proper working condition and esthetics of the door. Check WBF web site for garage door replacements options from "The Garage Door Store". In May owners that have not made necessary corrections to their garage door, will be charged for WBF painter to complete the painting. We need to maintain the esthetics of our condo, just as a regular house owner would do. If you intend to paint your own garage, the Paint type and color are on the WBF web site and can be purchased at Wallauer's on Rt 6. All unpainted garage doors must be painted by May 30th.

Look Ahead

- **Spring Cleanup** is continuing with mailbox, hydrant and benches getting repainted. Playground is also getting updates with swing module replacements.

- **Pool Startup** has begun with power washing and cleaning of pool area. Maintenance is scheduled to complete before pool opening, May 30th.

- **Committees** have been established for *Maintenance and Repair (M&R)* committee and the *Process and Procedure (P&P)* committee. *M&R* committee will investigate and report suggestions and finding with all large projects such as siding, roadways, condo's street lighting, Pool house improvement etc. *P&P* committee will be investigating, reporting suggestions and findings with process standards such as approvals for updates (windows/doors, etc), rules and guidelines for owners/guests, parking and dog recommendations etc.

- **Sprucing Up**; has started with cleanup and re-painting of mailboxes, hydrants, playground benches. Flower beds will have annuals planted by mother's day (weather permitting). Also having sprinkler system activated beginning of May.

- **Playground update** to swings will start this month and replace existing swings with a similar seating.

- **Siding Repair/Replacement** material is being investigated. A Maintenance and Repair Committee was also formed to help investigate, suggest and report on possible alternatives.

Reminders

- **Tag Sale**; is scheduled for May 19 and 20th, with bulk pick up on Tuesday May 22nd. All residents are invited to participate and have their items displayed and manned by owners either in front of back of their own units.

- **Safety**, please report any unusual activities to the police, including anyone in tennis, playground or pool area after dusk. You can call 911

or (State Police 914-737-7171, County Police 914-864-7700) To help reduce costly repairs and vandalism, we have instituted a process that all unit residents have the WBF pass on their person. Residents do not have to wear the badge at all times, but only to show proof of residence upon impromptu request.

- **Smoke Detectors**, As per the new Town of Cortlandt law, unit owners are required to install smoke detectors in each bedroom, as well as each level, (Basement, first floor, and second floor). Any questions please contact the Town of Cortlandt building inspector. The Town of Cortlandt requires an inspection to confirm that the smoke detectors have been installed. Be safe and obey this new law.

Curbing your Dog

Dog owners are reminded to observe all Condominium Rules and Regulations pertaining to the walking of dogs. The most important of these is to ALWAYS "pick up" after your animal. Your dog's "remains" adversely impacts our plants, lawn, the landscaper's staff, children playing and everyone who simply enjoys walking about the community. Please cooperate, and obey the law. Violators will be fined up to \$250.

All dogs must be walked on a leash. They may not be tied up outside units, or on runs. With pet ownership comes **responsibility**. Please have the decency to pick up after your pet! Remember, the only authorized areas to walk your dog are; along Armstrong Road and at the common area perimeter along the "tree line", still picking up after your dog at all times. The interior 'clusters' and the front of any unit are prohibited. No animal may be left unattended or run free in the common elements at any time. If a pet causes damage to the common elements, or droppings are not removed, the area will

be repaired at the expense of the Unit Owner.

Street Parking

- Residents are required to comply with Condominium parking regulations, which state in part as follows:

- "...Each unit is provided with two (2) spaces, which are the garage and the driveway" Most driveways are long enough to accommodate two (2) cars, in addition to the garage.

- "There is no parking allowed on the streets of Wild Birch Farms...that block Hydrants, Walkways or driveways or parking on the inside circle"

- "... **Vehicles may not be parked on the street AT ANY TIME during snow storms, or overnight...**"

- Vehicles must not park in the inner circle nor block walkways, driveways or block hydrants at ANY TIME. This includes any unit owner guest vehicles; please inform your guests of WBF parking rules. All vehicles parked on WBF property (including semi common areas) must have a valid registration and license plate.

- "The Unit Owner will receive one written warning for the first violation of these rules. For each subsequent violation a \$25.00 fine will be assessed to the Unit Owner for each day the unit is not in compliance"

- Cars on the streets during a snow storm will be towed, fined or both without any warning.

- *The snow removal vendor is **NOT RESPONSIBLE** for any damage that might occur to any car(s) illegally parked on the street.*



Center islands

Children living at the Condominium or their guests may NOT use the island as play areas. For obvious safety reasons, please ensure that your children know and observe this rule. There is a new multi-court play facility adjacent to the playground, where children can play.

Firewood

- may not be stored in garages, or on wooden decks. Wood should not be stacked higher than 6', or extend onto the common elements. Do not order more than you can reasonably use in one season, it is unattractive and a haven for rodents and insects.

Noise

- All Unit Owners are urged to be mindful of the rights and convenience of your neighbors. Loud or disturbing noise should not be made at any hour that will disrupt neighbor's right to the quiet enjoyment of their home. This includes music played at excessive volume. Please also advise your visitors of this regulation. Dogs barking on patios are also a noise nuisance and owners should be mindful and respect their neighbor's right to the quiet enjoyment of their home too. Please call animal control or police if you are having any issues with neighbor's dog.

Trash procedures and enforcement

- Pick-up is generally mid-morning. Garbage cans may NOT be left out overnight either before or after the pick-up.

- Garbage cans MUST HAVE SECURE LIDS. Household garbage may NEVER be left out in plastic bags (animals and birds spread the garbage everywhere). Garbage cans must be stored inside units or in approved storage sheds after trash pickup.

- Glass and plastic MUST be put in plastic recycling bins.

- Paper/cardboard should be tied in bundles, or put in paper grocery bags.

- Stacks should be NO higher than two (2) feet.

- Broken glass should be protected with cardboard.

- Motor oil MUST be returned to service stations. Paint cans may be disposed with normal trash, ONLY IF all paint has been absorbed with kitty litter, or the can is empty.

- Residents who improperly dispose trash/recycling will receive one (1) written warning. Thereafter, a \$25 fine will be imposed for each incident. If the landscapers have to clean any common area(s), the responsible Unit Owner will be billed.

Rule Violations

- Several unit owners continue to violate rules, (garbage, wood storage, dog feces, parking) thus causing increased legal action and strain on our reserves. Continued avoidance and ignoring the rules can only hurt this community financially and esthetically. For the owners that have been in compliance, thank you, and please continue reporting violators.... And for the others, please respect your neighbors and this community and abide by the condo rules.