



Drum Point Village West Smoke Signals

October 2008



Next Board Meeting

Our next open Board meeting is on Wednesday, October 15th at 7:00 PM at Century 21, 721 Brick Boulevard. See you there.

Rights of Children and Homeowners



The number one priority to be addressed was the safety of the children and the residents. We also hoped to reach an understanding that would include the rights and privileges of all.

A few people came to the meeting. Both parents and residents with no children were represented. There was unanimous agreement that the children are all polite and respectful and will listen when adults speak to them.

The results of the discussion were:

- Children may play in the common areas (grassy areas) and the streets. Playing in the streets is up to the individual parents to decide for their children.
- Children may not play in other peoples' driveways, walkways and patios.
- Never should balls or other items be bounced off of the buildings.
- Parents are asked to take measures to protect the children with reflective clothing, reflectors or lights on the bikes, helmets, etc.
- If the activities of the children seem to be overly intrusive on a resident's privacy, we suggest that the resident ask the children to move their game elsewhere.
- **Under no circumstances** should any resident verbally abuse the children or use any form of profanity when speaking with them.
- If children do not cooperate or cause damage to any property, then the problem should be brought directly to the parents of the child or children involved.
- Parents are responsible for any damage done by their children or their guests.
- Please be aware of the flags in the lawns. They are warnings that chemicals and/or pesticides have been applied and people and pets should not be on the lawns for 72 hours. We also ask that the children do not remove the flags for 3 days.
- We remind the parents that there is a large sports facility at the Drum Point Sports Complex across the street from the PAL building. As taxpayers we are entitled to use these facilities.

- Everyone is asked to **drive slowly – 15 MPH** through the neighborhood. Not only are the children out playing, but adults will be walking through here as well.

Kids are kids. Even the best behaved and mannered child will forget and do things that he or she should not do. This does not make them bad, just kids. Sometimes they will need to be reminded of the rules.

Adults in the community who have no children and have become accustomed to a high level of quiet will need to understand that kids need a place to play and make some noise. Parents want them to be able to play where they are among people who know them and will watch out for them. A little understanding on both sides can go a long way towards restoring peace and tranquility.

Warning!!!

There has recently been a car break in and theft of items inside a car. If you see any suspicious activity, please call the police. If possible, you may want to park your car in your garage. Cars parked on the street are more vulnerable to this type of activity.

Common Property, Limited Common Property, Private Property???



Folks who have lived in Condo and Townhouse communities for many years have come to understand the differences between Common, Limited Common and Private elements of a condo community. People new to this style of living however may find it a bit confusing.

Common Property includes the streets, sidewalks, lawns, open areas like the drainage basins. These are not owned by specific residents but are owned in common by all of the residents. In other words, each homeowner owns 1/95th of **all** of the common areas. We each pay a share through our monthly maintenance of the cost to maintain these areas.

Since each of us owns part of all of the common areas, we all have the right to use them. We can walk or play there whenever we want (within reason). No one actually owns their own back or front yards.

The maintenance of the common areas is the responsibility of the Board of Trustees. The monthly fees that we all pay are budgeted each year to the various items required to maintain the common areas, including the insurance needed to protect all of us from the financial risk involved. It is the responsibility of the Board to use this money judiciously. Sometimes you may see something that you would like to have done to the common areas and the Board does not do it. Sometimes they do. They are required to judge: whether there is money in the budget to cover the improvement; if the improvement will benefit the community as a whole; if the improvement is necessary or maybe it is an aesthetic improvement; if there are ongoing costs needed to maintain the improvement. These things are normally discussed at the open Board meetings to which all homeowners are invited.

Since all of us are paying for the maintenance of common areas, there have to be restrictions regarding what we may and may not do. Consequently, we are not allowed to place personal items on the common areas, we need to get Board approval for

anything we plant there, etc. etc. Please read the Restrictions in our By-Laws (paragraph 13) for more complete information. If you do not have a copy of the by-laws, then visit our web site www.dpvw.com and you will see the restrictions there.

Limited Common Property would be your driveway, walkway, patio, front planting area, crawl space and attic. These are areas which we do not own individually but they are designated for the private use of the homeowner. Even though we all pay for the maintenance of these areas through our monthly fees, we do not have the right to use these areas except the ones attached to our own units.

Since the crawl spaces and attics are Limited Common Areas, we store items there at our own risk. The Association cannot and will not be responsible for damage to personal items stored in the attics and crawl spaces. The Association is responsible for and we all pay for repairs when needed to attics and crawl spaces. In case of a catastrophe, the Association would be responsible for reconstructing those areas. For the appearance of the community there are restrictions on what we may and may not place on the limited common elements.

Since these areas are for your personal use, others do not have the right to access them. Therefore, no one should be on your patio or driveway, etc. without your permission. Common sense would dictate however, that a neighbor or other homeowner who wishes to speak with you, or the delivery person bringing packages to you will have to use your limited common area. If you do not want them there, then you need to handle the situation in as polite a manner as possible.

Also know that the Board or contractors hired by the Board may need access to the Limited Common elements. For example, all of the utilities for the Miller buildings run through the crawl spaces. If one unit in a building has a problem with any of the utilities, the repair person may need to get into the neighboring crawl spaces to find the problem.

Private Property includes the living space (including the drywall) within your unit, doors and windows. We are completely responsible for these just as we would be in a private home. We maintain, insure, improve or do whatever we might do in a single family home. There are few restrictions. Decorate whatever way you wish to. Replace anything you like within the unit. Doors and windows however must be maintained so that the look on the outside of all units is uniform. If you replace a door or window, make sure you notify the Board and get approval. The approval process would only consider the uniform appearance of the replacement and possibly building codes.

While the information above does not cover everything you need to know about condo living, hopefully it has served to clarify the differences between the various classifications of properties.



Please pick up after your pets.



Holiday Decorations

With the holidays quickly approaching, many homeowners will be decorating the exterior of their units. While everyone looks forward to the beautiful holiday displays, please remember the following when installing holiday lighting and decorations:

- Decorations and lighting must not be attached to, nor damage, the buildings, siding or other Common Elements. There are plastic hooks sold everywhere which allow lights to be hung from gutters without actually attaching them to the gutters.
 - Decorations and lighting may be attached to the shrubbery and landscaping in the Limited Common Elements – no damage please
 - Decorations and lighting must be kept within 10 feet of the exterior walls of the units
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Snow Removal Policy

This is the plan for snow removal for the coming winter season:

- If snow accumulation for a single snow fall is less than 2 inches, no snow removal will be done. Ice control will be done as needed.
- Snow removal will commence at the end of each snowfall/storm.
- For larger snowfalls, the Association will:
 - Have the streets plowed as quickly as is reasonable
 - Clear the designated off street parking areas where there are no cars
 - Have the driveways shoveled (around the cars which may be there)
 - Clear a three foot path up the walkways and step to the fronts of the units. If you have benches and other personal items along your walkway and these prevent us from clearing a three foot path, then as wide a path as possible will be cleared without touching your personal items.
 - Apply appropriate snow/ice control chemicals to front walkway, step and driveway. Note that this will be done ONCE per snowfall/storm.
 - Clear fire hydrants and bus stops
 - Create access to mail boxes

The Association does **not** perform the following services:

- Following the initial application of snow/ice control chemicals, these will not be done again for the same snowstorm. If you require additional ice control, then you are welcome to apply your own.
- Cars parked on the street will not be dug out. You will need to dig your own cars out.
- The association will not clear patios or flues and vents attached to the buildings.

Maybe we will get lucky and this will be another mild winter.

Board of Trustees: President – Fred Weintraub, Vice President – Lillian Hughes
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