

# Winfield Condominium Association, Inc.

## Fall 2016 Newsletter

### ANNOUNCEMENT

#### New Management Company Starting January 1, 2017.

Beginning January 1, 2017, our new management company will be Propertyworx. Our property manager will be Russell Antonacci.

Starting January 1, 2017, please mail your condo fees to:

**Propertyworx, PO Box 12, Oakville, CT 06779**

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Our condo meetings will become quarterly beginning in 2017. Please look at bulletin boards for dates.

#### *Board of Directors*

President  
**Robert DeMaida**

Vice President  
**Ruth DeMaida**

Treasurer  
**Kathryn Chester**

Secretary  
**Arthur Chester**

Director  
**Theresa Pitts-Amico**

**CONDO FEES:** Our condo fees will remain unchanged for 2017, at \$225.00/month. The board has tried very hard to keep our fees as low as possible. One way we can do that is to go GREEN. We need E-mail addresses and the cooperation of everyone to use our website and bulletin board for important information.

Along with this new management company we are becoming GREEN! We will no longer be mailing Newsletters or reports, so it is crucial to provide the property management or the board with your E-mail address. Please send E-mail to: [russell@propertyworx.com](mailto:russell@propertyworx.com).

*This is your last paper Newsletter.*



Visit our website at [www.WinfieldCondo.com](http://www.WinfieldCondo.com) to view the proposed Rules and Regulations and so much more.



**HAPPY THANKSGIVING!!**  
Please be careful with Thanksgiving decorations to prevent trips, falls, and fires. Please no candles in pumpkins. Please remember that pumpkins and gourds may attract mice and other wildlife. Please remove your decorations promptly.



**IMPORTANT REMINDER:** If you haven't done so already, please remember to shut off the water to exterior faucets. To do so properly, turn the water off from the inside first (located in the ceiling of the basement near the faucets) and then turn the faucet on from the outside to drain. Leave the faucet in the open position to allow all of the water to drain out and then turn the exterior facet off for the season. Damage from frozen outside faucets is the responsibility of the unit owner and can cost thousands of dollars in repairs.

## *Parking Rules and Speeding Vehicles*

There is no overnight tandem parking. It is an invitation for an accident. All unit owners are responsible for their own, tenants' and guests' parking. Each unit has two designated spaces. All other vehicles may park in visitor spaces marked (V). Fines will be enforced for this violation! There is ample visitors parking to be utilized.

To ensure the safety of all residents, the Rules and Regulations state that the speed limit is restricted to **fifteen (15) miles per hour** within the complex. If you see vehicles speeding on the property, please take note of the license plate number and report it to the property management company.



### **AVOID FROZEN PIPES:** During the winter months



(October 15<sup>th</sup> through April 15<sup>th</sup>) no unit owner shall leave the

unit vacant without taking precautionary measures to maintain heat in the unit and check the unit at least once a month. Frozen pipes are preventable. All unit owners and residents should maintain a minimum of 58 degrees in the unit at all times. If you go away for an extended period of time, leave cabinet doors open to allow the heat to circulate to the pipes on exterior walls. Also, even if the heat is left on, the water supply should be turned off, as well as the hot water heater. The Association will seek to recover costs directly related to damage due to the negligence on the part of the unit owner. Damage to other units from burst pipes is the unit owner's responsibility as well. Power failures can unexpectedly leave units unheated and burst pipes can result in severe, extensive and expensive damages.

### *Other Reminders*

- Watch for news on our bulletin board.
- Change your smoke detector batteries.
- Do not feed the wildlife.
- Keep your yard and decks clean.
- And, be a good neighbor!

## IMPORTANT SNOW REMINDERS:

- Please clear off snow while your car is parked in your parking space so the road is kept clear. **DO NOT** park along the roadway until the storm is over and the contractor is ready to clear your space.
- When you hear the plow truck near your building, please move your vehicle so they can plow the parking area.
- Please keep your patios and decks clear of snow. Leaving heavy snow on the decks could damage the decks.
- Remove outside door mats during snowstorm to permit stoop clearing.
- Sidewalks and stoops may be cleaned at various times, but will be cleaned thoroughly when the storm ends.
- A call to Propertyworx emergency number after hours for non-emergency calls may result in a \$25 charge to you.
- Let's all try to cooperate with our snow plow contractor! It would also be nice to thank them and be appreciative of the hard work they do for us.
- **DO NOT** use any salt products on your new stoops or walk ways. Repairs due to salt products damaging the stoops will be billed to the unit owner. Only use calcium chloride products.

**A MARKER PLATE PHOTO WILL BE TAKEN OF ANY VEHICLE THAT IS NOT CLEANED OFF AND MOVED. THIS PHOTO WILL BE SENT TO PROPERTYWORX AND FINES WILL BE ASSESSED TO THE UNIT OWNER.**

**1ST OFFENSE: \$25 FINE**

**2<sup>ND</sup> OFFENSE: \$50 FINE**

**3<sup>RD</sup> OFFENSE: TOWED AWAY AT OWNER'S**

**EXPENSE.**