

# Winfield Condo Assoc. Spring/ Summer 2014



## Board of Directors

### President

Robert DeMaida

### Vice President

Ruth DeMaida

### Treasurer

Kathryn Chester

### Secretary

Arthur Chester

### Director

Theresa Pitts-Amico



## Your management co. is:

Elite Property Management

10 Melrose Drive  
Farmington, CT 06032

### **Phone:**

(860) 678-8300

### **Toll Free:**

(888) 666-8300

### **Fax:**

(860) 678-9300

## After hours emergency

**(860) 676-3392**

## Your Property Manager is:

Tony Santos x40  
tony@epmlc.com

## Your Assistant is:

Becky Barrios x 18  
Becky@epmlc.com

## Things you need to know!



### Mulch:

Due to the wet spring, mulch application has been delayed. Application should be done around June 10th .

### Cigarettes:

Cigarette smoker please do not throw your cigarette butts on the property. Be proud of your home and please help us keep it clean.

### BBQ:

Please exercise caution when using your Barbecue Grills. Please keep your patios, deck, entry ways areas, and stoops clean.

## A/C Unit



No windows air-conditioners or windows fans are permitted in any unit without written permission each year for the

Executive Board and must be removed at the end of the season.

## BIRD FEEDERS

Please remember that bird feeders are NOT allowed anywhere on the property. Bird feeders tend to attract all types of wildlife. No one wants skunks, raccoons or even bears on their decks or porches.



## **DO NOT FEED WILD ANIMALS!**

## TAG SALES



If anyone is interested in a mid- summer Tag Sale on the Winfield Property please contact Theresa Pitts- Amico through Elite Property Management.

## CHANGE YOUR BATTERIES

A smoke detector can save your life but only if you change the batteries. Remember to change them every time you change your clocks; every spring and fall.

## UNIT REGISTRATION FORMS



If you have had any changes to your emergency contact or vehicle(s), please notify Elite immediately to obtain a new Unit Registration Form. We cannot process paperwork efficiently or handle emergency situations that may arise properly without that information. Elite's address is on the front page of this newsletter. You can also obtain a form by going to our website [www.epmlc.com](http://www.epmlc.com), click on forms, then owner/tenant registration form. In addition, please remember that all vehicles must have a parking sticker. If you do not have one please contact Elite.

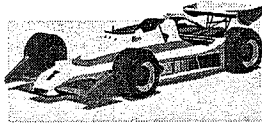
Thank you.

## Speeding Vehicles

If you see vehicles speeding on property, please take note of the license plate number. 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. Please report any vehicles seen speeding on property to Elite Property Management at (860) 678-8300.

The more eyes the better!

Thank you!



## BOD MEETING DATES

June 19th, 2014  
July No Meeting  
August No Meeting  
September 18th, 2014  
October 16th, 2014  
November 20th, 2014  
December No Meeting

## \*REMINDER\*

In an emergency such as fire or water damage contact Elite Property immediately.  
Thank you!

## Maintenance Procedures

All Winfield Condo residents must contact Tony or his assistant at Elite Property Management before undertaking any improvements to the units. We owners cannot hire unapproved vendors. All vendor must provide a copy of their insurance and licensing to Elite Property Management prior to commencing work

## Parking Rules

There will be no overnight parking as stated repeatedly in the past. It is an invitation for an accident. All Unit Owner are responsible for their own, Tenants' and guests' parking. Each Unit has two (2) 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.

## Dog Owners

Please walk your dogs in designated area and pick up after them! Dogs must be kept on a leash at all times and not tethered outside of the unit.

