



Winfield Condo Assoc. Spring/Summer 2015



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 22
Becky@epmlc.com

Things you need to know!



Cigarettes:

Cigarette smokers please do not throw your cigarette butts on the property. Be proud of your home and please help us keep it clean. **You will be fined and charge the cost of the cleanup.** This is a liability to the Association and a potential fire hazard.

BBO:

Please exercise caution when using your gas or electric barbecue grills. Charcoal grills are not permitted. Please keep your patios, deck, entryway areas, and stoops clean.

Insurance

Winfield Condominium policy has a \$10,000 per unit deductible due to inflation. Therefore, if your unit requires interior repairs from damage you must contact your HO6 homeowner's insurance agent to submit a claim on your personal policy. To obtain a copy of the Association's Certificate of Insurance you may contact Rice, Davis, Daley and Krenz at 860-346-6611.

A/C Unit



A/C units must be properly installed tilted out and down for condensation removal. Unit owner is responsible for water infiltration from any source due to the a/c and fan installation. All a/c unit must be removed at the end of the season.

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.



Special Projects

Decks. - Spring is around the corner and we will be power washing and staining the decks. We need for all unit owner to cooperate and removing anything on the deck. Ian of American Paint and Power Washing will start the power washing project, weather permitting on or about the third week of April. He will print notification flyers for residents accordingly. We would like all decks be completed before memorial weekend.

Fire wall Attic- In order to retain the Association's policy and keep the premium as low as possible this work is an absolute necessity. The fire attic project must be completed no later than April 2015. Please contact Vernon at 203-510-4934 Construction Service Management on April 27 – 29 to schedule your fire wall installations. If you do not make an appointment on those days your fire walls will not be done by the association. If you are not in compliance by this date a \$25.00 dollar fine will be assessed to your account until you comply with the above stated.

Website -Coming soon! www.winfieldcondo.com We will have Newsletters, photos, condo documents, meeting dates and more!

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, 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.

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.

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

April 16th, 2015
May 21, 2015
June 18th, 2015
July No Meeting
August No Meeting
September 17th, 2015
October 16th, 2015
November 19th, 2015
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 tandem 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.

