



Warwick Village Condominium / Warwick Meadows Master Spring/Summer 2016 Newsletter

Website

We're in the process of launching a new website for both the Warwick Meadows and Village Condominiums communities. The site is www.WarwickMeadows-VillageCondos.com. It is currently a work-in-progress. All future newsletters can be found on the website, as well as other common forms, Rules & Regulations, and overall community information. If you do not have access to a computer, you must contact Chris in the Homeowners' Office to request that future notices and newsletters be sent via mail.

School Bus Drop-Off and Pick-Up

When dropping off or picking up your child from the bus stop at the Warwick Meadows entrance, only park on one side of the road or in an empty space in one of the parking lots. Also, do not park in front of the mailboxes – residents entering the complex cannot stop to pick up their mail if cars are parked in front of the mailboxes.

Sidewalk Repairs

Significant repairs were already made near units #13, #15, #17 and #19. In addition, drains were installed when the walkway work was being done to alleviate flooding and ponding issues on the walkway. More sidewalk repairs are planned this year as the budget permits.

Bushes/Shrubs to be Replaced by Brady Road

The Warwick Meadows Master HOA will be replacing some bushes and shrubs along Brady road where shrubbery has died and been removed in prior years. This should take place within the next month.

New Landscape Company

The Board of Directors has contracted with Kimiecik Landscaping this year. They have performed a spring clean-up, put down mulch and started the weekly mowing. The Board has been very pleased with all the work they have done so far.

Pool Passes

Pool pass applications were mailed to unit owners recently. Completed forms must be received by May 20th in order to get pool passes for opening day, Saturday, May 28th. A current HOA form and pet registration form must be on file for 2016 in order for pool passes to be issued. Pool passes are not issued to homeowners whose accounts are in arrears.

Mulch

Fresh mulch was recently put down in all of the common shrub beds. Please make sure to not discard any cigarette or cigar butts in the mulch – this is a major fire risk!

Dogs

All dogs must be leashed at all times and cleaned up after everywhere in the complex. Homeowners leaving their dog unleashed or not cleaning up their waste will have fines assessed by the Warwick Village Condo HOA and will be reported to Animal Control. Dogs should be walked as far away from the buildings as possible.

Chimney Inspections

Chimney Inspections will again be scheduled in June/July at the expense of the Warwick Village Condominium Homeowners Association. The contractor hired by the Association to perform these inspections is Master Chimney Sweep. All scheduling will be handled through the Homeowners' Office. You will NOT be contacted by Master Chimney Sweep to arrange for this inspection. Any calls received from a chimney inspection contractor should be treated as solicitation and not associated with the inspections scheduled by the HOA.

Bulk Items

Bulk items can be left to the side of the dumpsters, for pickup on Thursday mornings. You cannot leave tires, televisions, Freon containing appliances or electronics.

Recycling

All homeowners and tenants are required to recycle. The recycling area is located to the left of the dumpsters. **All boxes must be broken down and placed in the cans. All items must be removed from plastic bags before being placed in the cans.**

Clubhouse Rental

The clubhouse is available for rent to homeowners and tenants. The rental fee is \$75, along with a refundable security deposit of \$150. We recently installed a 60" smart-tv for your viewing and listening pleasure at your next event. The clubhouse rental includes tables, chairs and use of the full kitchen and restrooms. Contact Chris in the Homeowners' Office or go to the website for the Clubhouse Rental Agreement.

Road Paving

Within the next few weeks the roadway from the intersection by the pond down to the parking lot for units #2-#16 will be ripped up and re-paved. This is the first phase of re-paving our roadways. The Board has been working on a 5-year plan for road paving throughout the Warwick Meadows and Village Condo complexes.

Looking forward to a wonderful summer! Make sure you get your pool passes and enjoy some relaxing time at the pool. Of course, if you have any questions about this Newsletter please contact the Homeowners' Office at 986-9410 or email wmmvhoa@warwick.net.

*Christine A. Arner,
Property Office Manager*