



## **Warwick Meadows / 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](http://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.

### **Unit Inspections**

The Warwick Meadows Board of Directors are conducting unit inspections during April and May. The results of these inspections will be mailed to all homeowners by June 1<sup>st</sup> and any repairs needed must be completed by November 1<sup>st</sup>, unless an extension of time is granted.

### **Retaining Walls Replaced by Units #22 and #16**

The old railroad tie walls by Units #22 and #16 were recently replaced with stone retaining walls. This is a major improvement and still a work in progress – the permanent railing will soon be installed and the parking lot re-paved.

### **Railing Replacements**

As an on-going project, wooden railings will be replaced with black metal railings throughout the complex as the budget allows.

### **Unit Signage**

The Board will be working on a plan this summer to put additional signage in the complex to help direct visitors, deliveries and emergency vehicles not familiar with the complex.

### **Parking Lots**

Several parking lots will have minor repairs done and then seal coated and re-striped. In addition, the Board is working to redesign some of the parking lots to ensure that all of the walkways are accessible. This will be an on-going project.

### **Pool Passes**

Pool pass applications were mailed to unit owners recently. Completed forms must be received by May 20<sup>th</sup> in order to get pool passes for opening day, Saturday, May 28<sup>th</sup>. 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!

## Mail

If you receive mail that does not belong to you, please either bring to the post office or put in the Outgoing Mail slot with a note that it was delivered to the incorrect address.

## Dogs / Cats

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 Meadows HOA and will be reported to Animal Control.

As the warmer weather approaches, so does the feral cat population. All homeowners are reminded that it is strictly against the Rules & Regulations of Warwick Meadows as well as a violation of the cat code of the Village of Warwick to feed or harbor feral cats. Fines will be issued from Warwick Meadows HOA as well as reports made to the Village of Warwick.

## Lights

Recently, as part of Orange & Rockland's Lighten Up program, we upgraded our lighting to more energy efficient LED fixtures throughout the complex.

## Parking

Parking along the roadway is prohibited everywhere in the complex. The ONLY exception is for purposes of loading/unloading from your vehicle and once finished the vehicle must be moved. Warnings, fines and towing will occur for violations.

## Chimney Inspections

Chimney Inspections will again be scheduled in June/July at the expense of the Warwick Meadows 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 cannot be left by the dumpsters for pickup. Bulk items must be brought down behind the clubhouse by the recycling area. Bulk pickup is weekly on Thursday mornings.

## Recycling

All homeowners and tenants are required to recycle. The recycling area is located behind the clubhouse. **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](mailto:wmmvhoa@warwick.net).*

*Christine A. Arner, Property Office Manager*