

COLDWATER CROSSING CONDOMINIUMS NEWSLETTER

NOVEMBER 6, 2020



Website Reminder

Condo Rules & Regs, Declaration, Bylaws, Board meeting dates, minutes, budget, financials etc. are located on the Coldwater Crossing website. You will find most of your up to date information there.

<https://www.coldwatercrossing.org/>

- Click on "Members Area"
- Enter your logon info
- Go to "Resources" tab and in the drop-down menu click "File Archive"
- You will see a section dedicated to the condominiums

Insurance Claim Update from 2019 Hail Storm

This has been a long road. The insurance adjuster submitted his final report to the insurance company the week of June 29 which was extremely thorough and showed very compelling data. Unfortunately, the insurance company's response was they did not agree with the report and they offered no elaboration. A law group was consulted to see if the Association had any recourse. After evaluating the options, the Board voted and decided *not* to proceed with a lawsuit and to proceed with repairs listed in the insurance company's report which is mainly metal. Management will consult with a contractor to work through the report prior to repairs.

Landlords

If you currently rent your unit or intend to rent your unit, please file the required paperwork with Management. Landlord resources available on the website.

- Copy of lease
- Copy of signed Coldwater Crossing Lease addendum
- Rules & Regs Acknowledgement Form
- Tenant Information Form
- Pet Registration Form (if applicable)



Looking to Receive Alerts from Your Local Agencies?

Sign up with Nixle
<https://www.nixle.com/>

Upper Macungie Township

Did you know Upper Macungie township requires a Moving Permit?

<https://www.uppermac.org/permits/moving-permit/>

Did you know Upper Macungie Township has an ordinance which requires a sewer line inspection prior to the re-sale of a property?

<https://www.uppermac.org/wp-content/uploads/2012/06/SewerOrdinance2008-3.pdf>

2021 BOARD MEETING DATES

5:30pm February 10
7:00pm February 10-Community Mtg
6:00pm May 5
6:00pm August 4
6:00pm November 3 - Budget Mtg

**If you wish to attend a Board meeting, please contact the management office to be placed on the agenda.*



ANIMAL REGISTRATION

All dogs/pets must be registered with management. Please remember to submit the Animal Registration Form located on the website.



ON-SITE MANAGEMENT

Dave Wignovich – Community Manager
Sarah Hash – Assistant Community Manager
DWignovich@DanellaRealty.com
SHash@DanellaRealty.com

Please be responsible and pick up after your dog's waste

Dryer Vent Cleaning

Remember to clean your dryer vent at least once a year. Clogged dryer vents are a severe fire hazard.

Winterization

Unhook any outside garden hoses, store inside unit, and make sure outside spigots are turned off all the way

Capital Contribution

The one-time capital contribution paid at the time of purchase or transfer of ownership has been increased to \$500 for the condos.

Move-In Fee

A move-in fee of \$100 was approved and will be charged to a new owner at the time of settlement/purchase **AND** to an owner/landlord when a new tenant moves into the condos. This fee will help offset the costs associated with residents who do not follow bulk trash procedures when moving in or out of the condos.

Exterior Power Washing

Some units are showing algae on the exterior. Please arrange to power wash the exterior of your unit as well as privacy fencing. If you choose to hire a contractor, perhaps coordinate with your neighbor(s) to get the best pricing. This should be completed by **June 1, 2021**.

Trash/Recycling

Dumpsters are only for the use of homes located on **Artisan, Cromwell & Saylor**. All cardboard boxes **MUST** be broken down & flattened prior to placing them in the recycling dumpster.



The layout of the trash and recycling dumpsters have been an ongoing problem that we inherited from the builder. Bulk trash and illegal dumping continue to be a problem. The Board was hoping to re-design the trash areas. However, prior to considering spending a large sum of money, Management is working with our account rep from Republic Services to come up with a solution which will be discussed at the next board meeting. Stay tuned for an update.

Hazardous Waste

Contact Lehigh County: 610-782-3073

<https://www.lehighcounty.org/departments/solid-waste-management/household-hazardous-waste>

Alteration Requests

Reminder to submit an Alteration Request Form for any changes to the exterior of your unit including patios, decks, privacy walls, storm doors, landscaping, etc. Specification for changes can be found on the website along with the Alteration Request form. If installing a patio, deck, or privacy fence call the Township to see if a permit is required. If you have made any improvements previously without an Alteration Request, please make sure one is submitted.

Holiday Decorations

Holiday decorations are permitted to be installed thirty days prior to the holiday being celebrated and must be removed within fifteen days after the holiday is over.



PARKING REMINDER

This is **NO** assigned parking or dedicated parking spots for Lehigh units. As a courtesy, unit owners should direct their guests to park vehicles in overflow lots designed throughout the community.

SELLING YOUR UNIT?

Selling your unit and need to order a condo re-sale package? Use below website:

<https://secure.condocerts.com/resale/?CC>

Rules & Regulations Violation Reporting Form

A *Rules & Regulations Violation Report Form* was previously created and can be accessed on the website. All violation reports **must** be submitted using the new form. This will allow Management to have a formal tracking system. When filling out the form, you will be required to give the page and paragraph # which references the violation being reported.