

# WATERTREE NEWSLETTER

437-1426

[www.watertreeofdewitt.com](http://www.watertreeofdewitt.com)

April 2013

**Annual Meeting.** The Annual Meeting was held on April 18<sup>th</sup> and attended by 63 homeowners in person or by proxy. Because there was no quorum, an election to fill vacant/expiring positions on the Board of Managers could not be held. As permitted in the by-laws, the vacant/expiring positions will be filled by the remaining board members.

**Pool, tennis courts.** The pool will be open weekends only from Memorial Day weekend to June 24<sup>th</sup>. Thereafter, it is open 7 days/week (weather permitting) until Labor Day. The pool is available at no charge for residents. There is a modest charge for guests who must be accompanied by their resident host. Children 10 and under must be accompanied by an adult.

The tennis courts are available on a first-come, first-served basis. The courts are locked to prevent unauthorized use. Call the office for a key.

**Adopt-a-Sign.** We appreciate the efforts of those who have volunteered to maintain the signs in front of each group of buildings. If you need tools or supplies, call Ken (437-1426) at the office.

**Auto Fluid Leaks.** Please take notice of any fluid leaks from your car such as oil, gas, transmission fluid and antifreeze. These fluids cause damage to the pavement and are also unsightly. You are responsible for the damage to the pavement caused by leaks from your (or your tenant's) car.

**Lower level Units** - Residents of

lower level units are advised to be aware of the warning signs of a water back-up into your kitchen sink. This occurs when the common drain line becomes plugged with grease, potato peels, etc and the water is unable to drain properly. This can cause sink and dishwasher water to back-up into the kitchen sink of the lower level unit. Sometimes, this water can overflow the sink and spill onto the floor.

Residents of lower level units should be on the look-out for gurgling sounds and/or sluggish drains. Foreign debris in the kitchen sink may be an indication that a minor back-up has already occurred.

Periodically filling your sink and letting the water drain will flush the drain line and help prevent a back-up. In addition, all are advised not to place large amounts of potato peels or other vegetable material in the garbage disposal at one time.

Finally, owners of lower level units should be sure they have insurance coverage for back-up of sewers and drains in case there is water damage to your unit. Contact your agent regarding this coverage.

**Lock your car.** Every year around this time, thieves canvas our parking lots checking for unlocked car doors. They are looking for coins, cell phones or anything else you might leave in your car that they can use or sell. The simple solution is to remember to lock your car every night. It is very unusual for thieves to break a window to gain access to a locked car.

If you happen to look out your window at night or in the early morning hours and see suspicious activity in the parking lot, call 911

immediately. You do not have to talk to a police officer. They will simply dispatch a patrol car to investigate.

**Smokers.** Please do not throw your cigarette butts in the grass at the entrance to the building.

**Air Conditioners.** There is information available at the office for those thinking about replacing their air conditioner this year. Keep in mind that the original air conditioners are on a 220 volt dedicated circuit, meaning that most air conditioners available at Home Depot, Lowes, etc will not work in our application.

Those installing window air conditioners must conform with Watertree rules that require the use of clear plexiglass to fill the gap above the air conditioner. Contact the office for more information.

**Barbecueing.** Cooking grills of any kind may not be used on the balconies or within 15' of the buildings. Please position your cooking grill so fumes do not blow into a neighbor's window.

**Annual Audit.** The Annual Audit performed by Sirchia & Cuomo, LLC is complete and copies of the financial report are available upon request.

**Common Area Storage.**

See the reverse side for the Common Area Storage Policy. The committee will be inspecting the property for compliance in the coming weeks. We thank the 94% of you who are in compliance.