

WATERTREE NEWSLETTER

437-1426

www.watertreeofdewitt.com

February '13

Pet Rules . Unit owners must submit a Pet Consent Form and obtain permission from the Board of Managers before harboring a pet. Residents are limited to only 1 dog and 1 cat or 2 cats (when there is no dog). Permission will not be granted for the following breeds, including mixed breeds, which are known to have aggressive tendencies: German Shepherd, Rottweiler, and Pit Bull.

The Pet Consent Form is a contract that contains specific information regarding responsibilities of pet owners. The Board of Managers has the power to revoke permission to harbor a pet if the owner fails to abide by the rules set forth in the Pet Consent Form.

- Please pick-up your dog's waste and place it in one of the trash cans on the property.

- Walk your dog away from the front area of the building.

Collection Policy - Following is the Watertree Collection Policy. The Board appreciates the timely payments by the vast majority of homeowners.

We urge any owner who has encountered financial difficulties to contact us immediately. Communication is the key to averting legal action.

1. Common Charges (inc. utility charges) are due when rendered.
2. Payments received will first be applied to the past due balance.
3. Any past due balance shown on invoice shall serve as official

- notice of delinquency.
4. Payment for any charges due which are not received by the date listed on the invoice plus a five (5) day grace period will be assessed a charge of \$25.00 per month to cover the additional burden to the Board occasioned by the lack of timely payment.
 5. Additional finance charges of .075% per mo. will be charged on any outstanding balance at the start of the next billing cycle.
 6. Any account that remains past due over sixty (60) days will receive a letter from the association's attorney granting a grace period of not less than five (5) days in which to settle the account.
 7. Notice of Lien will be filed with the county clerk if payment is not received within the grace period as set forth in paragraph 6.
 8. The Board may take action to collect any common charges due from any owner that remain unpaid 90 days from serving of official notice by foreclosure of the lien on such home in accordance with Article 9B of the Real Property Law and/or by a suit to recover a money judgment.
 9. The Board of Mgrs may shut off the electric service to a unit whose delinquent charges include past due utility charges of 30 days or more. A deposit of not more than \$300.00 will be required to re-activate electric service.
 10. Tenants of units of non-occupying owners whose account become 60 days or more past due will receive demand letters from the Homeowners Association for payment of rents per the NYS Condominium Act.

Water is a common expense and paid by the association with money collected in the common charges. Our budget for water is \$35,000 this year, twice what it was only 5 years ago. The rising

cost of water from Onondaga County has more than off-set our steadily declining usage.

We're asking everyone to be conscious of your water usage even though you don't pay for it directly. It is our unfortunate experience that a toilet left running for 3 months will incur over \$1,000 in additional water charges.

So please don't ignore water leaks, especially in your toilet. If you have a leak and don't know how to fix it, call the office and we can advise you. If you hear water constantly running in your neighbor's unit, call the office.

It's everyone's money going down the drain.

Annual Audit

The annual audit for year-end 2012 is nearly complete. The audit, performed by Sirchia & Cuomo CPA's is your assurance that the association's finances (over \$800,000 last year) are reported accurately.

You will be notified when the auditor's financial report is complete. Copies will be provided upon request.

Remodeling?

Take a few minutes and inform your neighbors that you will be remodeling and there will be some noise while the work is being done. There is an additional charge for disposal of construction debris (drywall, tiles, old cabinets, carpet). Please contact the office first if you will be disposing of any remodeling debris.