

# WATERTREE NEWSLETTER

437-1426

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

August '09

## **Fire Update**

The cause of the fire that occurred last month has been determined: a thermal cut-off switch in the living room baseboard heater was modified, allowing the unit to over-heat, causing the fire.

In response, the Board of Managers has decided to perform an electrical inspection in all of the condominiums. The inspection will include a check of all of the baseboard heaters, the hard-wired smoke detector and a general inspection of switches and outlets. We believe this is a prudent reaction to protect the health and safety of all Watertree residents.

We estimate each inspection, which will be performed by our staff, will take less than an hour and we intend to proceed building by building to increase efficiency. We hope to finish the inspections by November 1<sup>st</sup>.

Please look for a special notice indicating the schedule for your building. Special appointments can be made if necessary, but we hope you'll be able to accommodate our schedule.

## **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. Our staff can "snake-out" the sink line from your kitchen if you suspect the line is obstructed.

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.

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

1. Common Charges (inc.utility chgs) are due when rendered.
2. Any payments received will be first 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 nine (9%) per cent per annum, (.75% per month), the legal rate of interest, will be charged against any delinquent balance that remains at the beginning of the next billing cycle.
6. Any account that remains past due over sixty (60) days will receive a letter from the association's legal representative granting a grace period of not less than 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 set forth in paragraph 6.
8. The Board may take action to collect any common charges due from any homeowner 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 Managers may shut off the electric service to a unit whose delinquent charges include past due utility charges of 30 days or more. A Security 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.

The Board of Managers urges any homeowner who has encountered financial difficulties to contact them immediately. Communication is the key to averting legal action.