

WATERTREE NEWSLETTER

437-1426

www.watertreeofdewitt.com

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Fiber Optic Network.

Workers for Verizon have begun installing a pathway that will allow fiber optic cable (FIOS) to run to every unit at Watertree. With FIOS, digital signals travel through glass cables at the speed of light. It can carry telephone, internet and eventually, television signals, providing an alternative to your current provider.

Installation of the network should be completed by late spring. Verizon will begin a marketing program soon to offer their services to our community and it will be your option to subscribe to their services.

Snow Removal

The maintenance staff would like to thank those who have moved their cars in an effort to facilitate our snow removal operation. If you encounter a slippery sidewalk, please don't hesitate to call the office and report it.

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 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.

New House Rule

No vehicles with more than four (4) tires may be parked in the Watertree parking lots other than for pick-up/delivery or when used by contractors who are performing work on the property.

The intent of this rule is to prevent the regular parking of large, commercial vehicles on the property.

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. Any 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 month will be charged against any balance that remains 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.

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).