

WATERTREE NEWSLETTER

437-1426

www.watertreeofdewitt.com

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Dog Waste & Cigarette

Butts. The recent thaw exposed many unsightly remnants of the winter weather.

We've heard from several indignant homeowners who are rightly upset about the waste left by owners of dogs. Failure to pick-up your dog's waste is a conscious decision to violate the rules of both Watertree and the Town of Dewitt. It doesn't matter how cold it is or that you have a "small" dog. You must pick-up your dog's waste and place it in the receptacles.

The Board asks all residents who witness a dog owner who fails to clean-up after their dog to report it to the office and be willing to swear a complaint to the Town of Dewitt Dog Warden who has the authority to enforce the Town of Dewitt ordinance. The Watertree board will consider revoking their permission to harbor a pet to any owner who violates policies set forth in the Pet Consent form.

The accumulation of cigarette butts in the common areas is another behavior that shows complete lack of consideration for neighbors. We encourage you to confront your neighbors who may be tossing their butts. If you are unsuccessful in convincing them to properly dispose of their cigarette butts, contact the office.

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.

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.

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.

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.