

WATERTREE NEWSLETTER

437-1426

www.watertreeofdewitt.com

March '09

Roof Project. We will be replacing most of the roofs at Watertree this spring and summer. The contract was awarded to J.Lindsley Roofing and will cost \$300,000. Payment for this project will come from the Reserve Fund which is dedicated for long-term capital improvement projects. Roofs that have been replaced in the past seven years will not be replaced.

Owners of upper level units will have the option of having insulation added to their attic while the roof is being replaced for an additional charge of \$650. This is half of what an insulation contractor would charge and is strongly recommended. Payment for this insulation can be made up front, or paid in eight installments of \$85 on your monthly bill. Call the office for more information.

Insurance - Be reminded that you should all carry personal insurance coverage known as an HO-6 policy to protect you and your investment in the event of a casualty loss in your building. Your HO-6 policy meshes with the Master Insurance Policy held by the association to provide very broad coverage. There should be a minimum of \$5,000 in "Dwelling" coverage to cover the deductible limit on the Master Insurance Policy. Owners of units on the **lower level** would be well advised to

obtain coverage for "backup of sewer & drains". Owners of **upper level** units should be sure there is coverage for damage due to "ice damming". If you would like more information regarding recommended insurance, contact the office or your insurance agent.

Common Area Storage -

The maintenance staff is in the process of clearing out abandoned items in the utility rooms. Be reminded that storage of personal items in the common areas is not permitted. If you have any items "temporarily" stored in the utility room, be sure to put your name on them so they are not thrown out. Note: Bicycle storage is permitted as long as they do not block access to the lockers or the meters. Do not chain your bike to pipes or fixtures in the utility room.

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.

No Geese Allowed! Did you know??? A single goose can eat up to 3 pounds of turf and leave behind 2 pounds of droppings... every day! The goose population doubles every 3 years.

Last year we were successful in preventing any geese from nesting at Watertree by "harassing" the geese whenever we saw them on the property. We are continuing our harassment this year, but rest assured that we are not trying to hurt the geese.

Your continued cooperation in **not feeding the geese** is absolutely necessary to ensure the success of this program.