

WATERTREE NEWSLETTER

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2010 Common Charges - The Board of Managers has passed the 2010 budget which increases the monthly common charges by 2.76%. There are increases across the board in our budget (with the exception of insurance coverage) as the costs from our vendors, suppliers and employees go up. Details on the budget will be provided at the Annual Meeting in March.

2010 Common Charges:
(allocated on comparative square footage)

1 Bedroom lower	\$ 106.26
1 Bedroom mid/up	\$ 109.61
2 Bedroom lower	\$ 127.32
2 Bedroom mid/up	\$ 129.45
3 Bedroom	\$ 164.71

The new common charges are reflected on this month's bill because they are billed in advance for the coming month of January 2010.

Snowbirds - As Watertree's population ages, more and more of our residents spend all or part of the winter down south. This can create issues for both snow removal and temporarily vacant units. Therefore, the Board of Managers approved the following guidelines:

1. Residents who will be vacating their premises for an extended period of time should contact the office and leave emergency contact information. Arrangements should be made to have a friend or neighbor inspect the unit at least once per month.
2. Residents who vacate their premises for more than a month, may not store their vehicle in the parking lots.
3. Residents who vacate their premises for less than a month, may leave their vehicle in the parking lot provided it is moved and cleared of snow at least once per week. The phone number of the person responsible for the car should be provided to the office.

Watertree staff can no longer clean or move resident's cars. You must find a friend or neighbor who will take responsibility for your car or find another place to store it.

Christmas Trees should not be placed in the trash room. Put them outdoors near the parking lot and our staff will pick them up for recycling. Please remove all decorations, including tinsel. If you leave a trail of pine needles on the landings, sweep them up.



Gift Boxes should be broken down and consolidated into a larger box. All packing materials **should be removed** before they are placed in the utility rooms. Do not fill boxes with wrappings and other debris - we just have to take it all out so the box can be recycled.

Disposal of large items like furniture and appliances is available at an additional charge. Remember, you must recycle your old TV's, computers and monitors. Call OCRRA @ 453-2866 or visit www.OCRRA.org for more information.

Structural Changes - Homeowners are reminded that permission must be obtained from the Board of Managers before any structural change is made to the building. Structural changes include removal of load bearing walls, replacement of windows and exterior doors and installation of additional windows. Reference Article VIII. Section 7 of the by-laws. Feel free to call the office for more information.

Winter Parking - We need everyone's cooperation for an efficient snow removal operation at Watertree. We can't plow the snow if you don't move your car. Please review the following guidelines:

1. Move your car to a cleared area after the staff has initially plowed the parking lot.
2. If you know your car will be in the parking lot during the day, leave it in the middle of the lot or in the back row away from the sidewalk.
3. Don't park in the corners of the parking lot during the day (we pile the snow there).
4. Don't brush snow from your car onto the shoveled sidewalk.
5. Cars with handicapped tags must be moved, too.

BEST WISHES FOR A JOYOUS HOLIDAY AND PROSPEROUS NEW YEAR!