

May 4, 2022

To: Rustic Woods Homeowners

From: Klein Property Management

Re: Rustic Woods Homeowners Association Spring Letter

Dear Rustic Woods Homeowners:

Now that the spring has arrived and homeowners begin their traditional spring cleaning, management would like to you to be reminded of the following:

1. **SANITATION COLLECTION:** Collection days are Tuesdays and Fridays. Regular trash should be put out for collection on Monday evenings and bulk garbage and recycling should be put out on Thursday evenings. Please keep your garbage in pails in order to prevent rodents from coming into the community. Failure to do any of the above may result in a fine.
2. **DRYER VENT AND FIREPLACE CLEANING:** Please be advised that it is the responsibility of the unit owners to have your dryer vent and your fireplace cleaned out at least once per year to prevent a fire. We recommend that you have your fireplace cleaned out prior to the heating season.
3. **CARBON MONOXIDE DETECTOR:** Carbon Monoxide is a colorless, odorless gas that is produced by boilers, heating furnaces, gas stoves, and other appliances. Carbon monoxide poisoning may cause nausea, headaches, dizziness, unconsciousness and eventually death. The New York City law seeks to protect people from these risks in forcing all unit owners to install carbon monoxide detectors in their homes. We are encouraging all unit owners to install carbon monoxide detectors in their homes. The detectors must be installed (15) feet of each bedroom (at least one per home). If you already have a carbon monoxide detector now would be a good time to change the batteries in both your carbon monoxide and smoke detectors.
4. **GUEST PARKING SPOTS:** Please be reminded that guest parking spots are for guests only and not for homeowner use. There has been an uptick of complaints from homeowners that guest spots are being used by homeowners routinely. Please be advised that homeowners who park in guest spots will be subject to fine and/or tow.
5. **BACKYARD MAINTENANCE:** In order to maintain the community's upkeep and beauty, please be reminded that backyards are to be kept up by the homeowners. Failure to do so may result in a fine.

6. **HOMEOWNER INSURANCE:** Please be advised that the condominium is not responsible for any interior damage to your home; this includes but is not limited to damage from a roof leak, sewer back up or water damage for sump pump failure. Please make sure that you have the proper homeowner's insurance that includes this coverage.

7. The goal of the association is to maintain the health and welfare of the community. Individuals should not presume that the Association assumes all responsibility for potential risk factors. It is the cooperation between both parties that will result in the continuation of a well-run development.

Your cooperation in these matters are greatly appreciated. Thank you.