

May, 2024

**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. **PARKING REGISTRATION:** Please be reminded that it is a requirement to register your car(s) with Rustic Woods HOA. You were sent a letter a few months ago to register your car with management. If a car is parked in a Rustic Woods parking spot without the required registration, the car is subject to tow. Failure to register your car with the Rustic Woods HOA will result in a \$50 fine.
8. **HOMEOWNER INFORMATION:** All homeowners were sent a form to fill out to supply their contact information to Rustic Woods HOA so management can inform in case of an emergency or to relay pertinent information from the board. Failure to fill out this form will result in a \$50 fine.
9. **EXTERIOR ALTERATION FORM:** If you are making any alteration outside of your home (i.e. backyard, windows, doors, etc.) please be advised that you must submit an Exterior Alteration Form to your management company for review and approval by the board. If you make alterations without board permission, the board reserves the right to require the homeowner to remove the alteration at the homeowner's expense. Our by-laws were created to ensure we have uniformity in our community, and it is the Board's job to ensure those by-laws are adhered to and to ensure all outside alterations are made in the best interest of all who live in our community.
10. **E-BIKES:** In some cases, E-Bikes have been known to start fires when charged inside the house. Please make every effort to always keep them outside.
11. 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 is greatly appreciated. Thank you.**