

## FAQS

Q. Why can't we put a swimming pool in the retention pond ?

A. The primary purpose is to attenuate and delay stormwater runoff peaks.

Q. Why must our garage doors be closed?

A. Besides stating in our documents, there is always a chance that rodents like mice, squirrels etc. will make your garage their new home. They can also make their way into the eaves and travel from one unit to another. A garage left open can expose your personal belongings to anyone and everyone passing by.

Q. Why can't we screen in our back patio?

A. Our documents state that nothing can be attached to our exterior walls and roof. All owners only own the interior of their home. Because this is a condominium association complex, all 49 units would have to have patios screened in to look like each other. There would also be holes in the exterior walls and holes in the roofs. Once our Insurance Company was to see this and it raises our property values, our Insurance premiums would increase.

Q. How is a controlled power outage different from a thunder and lightning storm?

A. A typical storm is any time during a 24 hour period. A controlled power outage is where we have been notified that on a certain day and time, all power in the complex will be turned off for a period of time. When this happens, the pumps in the pool will not be working and there is no way to filter the water until the power is restored. The DOH has very strict rules on this and we have always complied. The pool and deck must be closed until power is restored. If not and they happen to visit, we will be fined and the pool will be closed until the situation is resolved at a later time.

Q. Who pays for water shut off valves into the front and rear of the units if it's leaking ?

A. If the valves only service your unit, it's your responsibility to have it repaired. If the association is aware of a leak and the owner refuses to have it fixed, the association will repair it and then add the fee to the common charges. If there is a leak from a valve and it serves more than one unit, it is the responsibility of the association.

Q. Who pays for inside pest control?

A. The owner of the unit is responsible for the inside and the association is responsible for the outside.

Q. Why is my Frontier cable so high?

A. The association is only responsible for providing basic cable for each owner. If an owner upgrades their service, they are responsible.

Q. Why was I charged a late fee when I pay my common charges on time?

A. All common charges must be paid before the 10<sup>th</sup> of each month. After that the owner will be charged a late fee of \$25.00 each month the common charges are late. After a certain amount of time of not receiving common charges, the procedure will start to put a lien on the property until all common charges are paid up.

Q. Why can't I bring glass bottles to the pool?

A. The DOH strictly forbids this and there is a possibility of someone getting hurt by stepping on broken glass and getting injured and the association being sued. There is a good chance that pool drains and spa drains could be damaged causing an unnecessary expense to the association.