



# CARRIAGE HOMES OF FOX LAKE CONDOMINIUM ASSOCIATION

January 2009

## Snow Removal and Salting

The Board of Directors approved contract with Landscape Concepts calls for 2 inches of a continuous snowfall before plowing would commence. This does not actually mean that once there is two inches they arrive on the property. For example, if there is a snow storm expected of 4 to 6 inches, they will arrive on the property at about 3 1/2 inches. They will start with clearing the streets, then make a path through the common area driveway. If you hear the snow removal company in your driveway area, please move any vehicles from the driveway so that they can properly clean the area. If vehicles remain in the driveway, they will clean the best they can, but they will not clean

around your vehicle. The sidewalk shoveling will commence when the storm is almost over. If blizzard conditions are expected 8+ inches, the timing will alter slightly. Blowing and drifting snow is not part of the contract and is considered an extra charge. The Board determines if deicing agents will be applied. In an effort to keep the cost for deicing agents down, the Board asks that you purchase a bag of calcium chloride for your use on your

sidewalk and driveway. We hope these extra measures taken by the homeowners will help reduce the snow removal costs.



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Community Manager  
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## Digital T.V.

Beginning February 17, 2009 all US television stations will stop broadcasting in analog airwaves and begin broadcasting only in digital. Digital broadcasting will allow stations to offer improved picture and sound quality and additional channels.

If you do not currently subscribe to Comcast or you own an older TV, you may need to purchase a digital converter box to continue to receive a TV signal. Now through March 31, 2009, each household can get two coupons worth up to \$40 each to be used toward the purchase of a digital converter box.

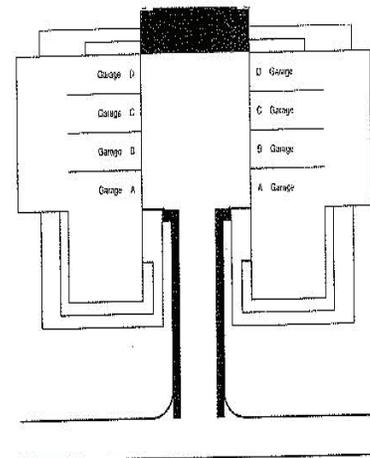
This transition has been mandated by the Federal Communications Commission (FCC). You can find more information and links to the coupons on the following websites:

- [www.DTV2009.gov](http://www.DTV2009.gov)
- [www.DTVanswers.com](http://www.DTVanswers.com)
- [www.DTVtransition.org](http://www.DTVtransition.org)

While the transition will be complete on February 17, 2009, we encourage you to investigate your options and take advantage of the coupons offered.

## Winter Parking Restrictions

Winter parking restriction start on December 1st and go through March 31. In accordance with the Association's Rules and Regulations; "Parking of any vehicle, boat trailer, 2 wheel flat trailer, or motorcycle trailer is not allowed on either side of the common driveway from the street to the first garage space. There is no parking in front of the sidewalk at the back of the building or in the turn-around indent at the end of the driveway. This area will be used for snow storage. No Trailers are permitted to be stored on the property at any time." Failure to comply with the Rules may result in your vehicle(s) being towed from the property for improper parking. DO NOT park in areas noted in dark black.





## Dog Waste and Lawn Damage

We have seen an increased number of residents that are not following the Pet Rules and Regulations and would like to take this opportunity to provide some reminders.

Pets must be on a leash and attended when on the Common Elements. Leashes are not to be attached to the Common Elements. Pets owners are to clean up immediately after their pet. Pet waste should never be left on the grounds. Pet owners must remove the waste and store in the garage until garbage day. Pet waste bags are not to be stored outdoors.



When Spring arrives, the Board of Directors will be conducting an inspection. Any dog damage to the turf area found will be repaired by the Association's landscaper and charged back to the homeowner. If dog damage is found in front of your unit and you do not own a pet, please

advise management. Homeowner will not be permitted to repair the turf themselves. Proper clean up after your pet would lessen the risk of turf damage occurring.

### Board of Directors

- *President—  
David Gauger*
- *Treasurer—  
Kevin Rogers*
- *Secretary—  
Lisa Schicker*
- *Director—  
Sam Wilson*
- *Director—  
Jeff Walkin*

### 2009 Meeting Schedule

**The Board of Directors have scheduled the 2009 meetings to take place on**

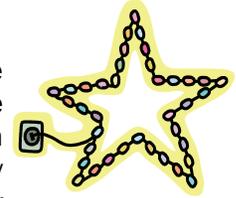
- **March 9th**
- **June 8th**
- **September 14th**
- **November 9th**

*The meetings are held at the Fox Park & Recreation Center, 71*

*Nippersink Drive. The meetings being at 7:00 p.m. All homeowners are welcome to attend.*

## Holiday Decorations

We would like to thank those homeowners that enhanced the property for the holiday season with safely installing holiday decorations. Please remember that holiday decoration must be removed no later than on month after the holiday. This applies to holidays throughout the year. Your cooperation is greatly appreciated.



## Dryer Vent Cleaning

Does your dryer vent need to be cleaned. It is the responsibility of the homeowner to ensure that the dryer vent is kept clear and free from lint build up. A review of some of the dryer vents clearly indicate that homeowners are not making sure their vent is clean.

Dryer and washing machines accounted for one out of every twenty-one home structure fires reported to US fire departments from 2002-2005.

The National Fire Protection Association also recommends the following to keep you safe:

- Do not operate your dryer without a clean lint filter.
- Avoid overloading your washing machine or dryer
- Do not leave your dryer running if leave your home or when asleep
- Keep the dryer area clear of flammable items, such as boxes or chemicals

Please check your dryer vent and ensure the safety of the residents at the Carriage Homes of Fox Ridge.