



THE PATIO PERIODICAL

Westview Patio Garden Home Association No. 5 October 2005

<http://sussex.condohome.net>

Fax (775) 890-1151

LANDSCAPE MAINTENANCE SERVICES

While the flowers and shrubs that several residents have planted outside of the brick walls add to the beauty of the neighborhood, these beds do need to be maintained and weeded by their owners. The Board has a contract to provide Landscape

Maintenance services for the common areas. The upkeep and maintenance of the area behind the brick walls as well as the rear yard is the responsibility of the homeowner.



Although each unit owner has exclusive use of the area, the

condition and appearance reflects on the curb appeal of the neighborhood as a whole.

RETURN OF ASSOCIATION NOTICES

Each year the Association solicits proxies from unit owners to enable the conduction of business at the Annual Meeting. However, each year a quorum is achieved by the slimmest margin, often after a door to door solicitation of a necessary number of proxies on the date of the meeting. Please understand that returning such items in a timely manner is extremely important to the operation of the Association.

Later this fall, you will receive a request to waive fully funding capital reserves for replacement of common elements such as roofs, concrete and siding. The request will contain a waiver form that you should read carefully and completely. It is important to note that failure to return the notice will require full funding of known reserve requirements and could cause substantial increases in maintenance fees for 2006. Details will be sent in the late November - early December mailing but your attention to the importance of Association communications is being stressed now so that you may make an informed decision this fall.

2006 BUDGET

In conjunction with evaluating reserve requirements for the replacement of common elements, the Board will prepare a budget for operating expenses for the 2006 year in early winter. If you have areas that should receive a higher priority, please contact the Administrator and provide details and rationale for your concerns.



PET CLEAN UP

Please insure that pet waste on Association property is suitably cleaned up from the center island and the lawns both in front of and behind our homes. Residents are reminded that pets are not permitted on the grounds of Fawn Lake Apartments.

PARKING GUIDELINES

Sussex Drive and Willow Lane are City of Olmsted Falls streets and city guidelines must be adhered to when parking and driving on the streets. Overnight and snow parking limitations apply and vehicles that violate the laws may be ticketed or towed by the City. When parking it is important that cars NOT be parked on the sidewalk in any manner. This type of parking causes the sidewalks to sink and the resulting costs are ultimately borne by all Association unit owners.



YARD DEBRIS

Yard waste is removed once per month on the 1st Monday of the month and from April through October by the City of Olmsted Falls. The season has ended and collection will not occur until next year.