

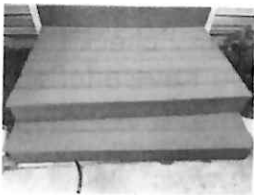


# Patriots Ridge CONDOMINIUM ASSOCIATION

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## *Patriots Ridge January 2023 Update*

Happy New Year Patriots Ridge Residents!



### **Deck Project**

Our deck project with DKC has begun. For those of you who received a letter about TJS doing work, there is a delay. His portion will take longer to complete. Homeowners who received a letter that TJS is doing work, he will still provide a note prior completion. If you make the repairs on your own before he gets to your home, please email a photo along with your invoice to our property manager at [w.king@cpm975.com](mailto:w.king@cpm975.com).



### **Holiday Lights/Decorations**

Holiday decorations are permitted on windows, doors, decks, and porches and may be installed fifteen (15) days prior to the holiday and must be removed within fifteen (15) days following the holiday. Nothing is to be placed in the mulch beds and on the grass. Lights are only permitted on shrubs during December Holidays. Nothing should be nailed or screwed into any part of the exterior building.



### **Parking**

Vehicles with expired inspection stickers or appear to be abandoned or inoperable will be tagged and towed at the owner's expense. Any large commercial vehicles are not permitted. Vehicle covers are not permitted (this includes motorcycle covers). No more than two vehicles are permitted to be parked on the property per home. Temporary overflow of vehicles should be parked in a lesser used area for guests. Please refer to our website for more details on parking policies along with the maps for overflow parking at [www.patriotsridgecondos.org](http://www.patriotsridgecondos.org).

Residents are encouraged to park vehicles in a manner that no part is hanging over sidewalks or out of the parking spot itself. Vehicles that are parking over the curb make it difficult for walking safely on sidewalks and for proper snow removal or ice melts products. Please pay attention to where and how you are parking. If you are hanging out of the area, then we recommend that you park your vehicle in an area where there is no sidewalk that you overhang on to.



### **Lighting**

There are an additional 7 lights on Patriots Ridge Drive that will shortly belong to Patriots Ridge Condos. These light fixtures will match the new ones within our streets and we will no longer have to wait for PECO to replace a bulb or fix a downed post. If you see a light is out or flickering or even on all the time, please email our property manager at [w.king@cpm975.com](mailto:w.king@cpm975.com) with details and location of the light. Should you experience no power in your home, you still need to contact PECO.

There are 3 lights on Patriots Ridge Drive that belong to the other Patriots Ridge HOA and will not be replaced.



### **Bathroom Vent**

Just a reminder that the homeowners without lofts need to regularly check to make sure your vent is securely attached to the roof vent. If you have a loft, you are permitted to hire a contractor to properly vent your bathroom fan out. A modification request for board approval must be submitted before any work is completed for board review and approval.



### **Winter is upon us**

Now that winter is upon us, we thought this would be a good opportunity to go over the topic of snow removal.

The Association is responsible for snow removal from the following areas:

- Common walkways
- Streets
- Parking Lots

Please be aware that snow removal services do NOT occur at the onset of snow, although pretreatment may occur if necessary. For most snow occurrences less than 6", services usually begin after the snow has stopped. However, minor accumulations of 2-3" or less may not warrant services and/or could be your direct responsibility for treating. Severe snowstorms with heavy accumulations typically call for services to be performed mid-way through the storm (for paved surfaces only) and after its ends. Please keep in mind though that every snow event is different, and we all know weather forecasts can change quickly. Therefore, not every cleanup effort can occur swiftly and seamlessly.

During any type of wintery weather event, we ask that everyone please be mindful of the conditions when going outdoors. Additionally, we ask for everyone's patience while waiting for services to be performed and remind that you should not engage with nor direct workers. The contractor is to follow contracted procedures and/or instructions received from the Board.

Although the Association's contractor will clear and treat serviced areas, it is virtually impossible to ensure that every inch will be completely free of snow. Therefore, please assess walking surfaces before you step out, even during the days or weeks following the storm when snow has not yet melted away from ground surfaces. Try to avoid questionable areas and please report slippery conditions to our property manager for addressing.

The following tips are also presented for your consideration:

- Try to prepare for predicted snow or ice storms by getting groceries or prescriptions before such weather begins and consider rescheduling appointments.
- If possible, try to stay indoors during snow or icy conditions when it's dark outside.
- Wear appropriate foot attire with traction if going outdoors.
- Try to postpone retrieving mail from boxes or walking a pet until it appears safe enough to do so, and during daylight hours.
- For additional safety, keep a bag of calcium chloride (NO rock salt) handy to use when needed for areas near your home. All breezeways leading to courtyards have a bin with ice melt available as well. If the container is running low, please report this to our property manager before it runs out.
- Please exercise good judgement and common sense. If severe weather conditions exist and/or a State of Emergency is declared by local officials, this will impact vendor services including trash and snow removal operations. Do not place trash or recycling out for collection, but rather wait until the next scheduled service day. This is not only a safety risk for you, but services may be postponed. Additionally, if trash or recycling is buried in snow, it will NOT be collected and could impede snow removal operations.

Lastly, please note the Board, our property manager and snow contractor are in regular contact during winter weather events to discuss services and any issues that may arise. Therefore, please limit calls or emails for service updates.

Thank you for your attention to the above. We wish you all a happy, safe and healthy new year!

Board of Directors

Patriots Ridge Condominium Association