



Patriots Ridge CONDOMINIUM ASSOCIATION

Patriots Ridge January 2024 Update

Happy New Year Patriots Ridge Residents!

Rules and Regulations

We have updated our rules and regulations, and they are located under the Community tab on our website at www.patriotsridgecondo.org.

Please take the time to read through the rules and regulations. **All holiday decorations should be removed by 1/9/24.** Small updates throughout them have been made, including but not limited to, screens, lights, trash service dates and more.

Trash/Recycling

Trash pick up is now on Tuesday and Friday. Recycling will remain on Friday's as well. Trash/recycling cannot be placed out until after 6pm the night before. Recycling bins must be brought in on the same day as your service day and cannot remain stored outside. We have a third-party inspector that will come through and inspect for these violations. There is a \$100.00 automatic fine for every occurrence.

Pizza boxes are not a recyclable item and must be placed in trash bags for pick up. Nothing is to be placed out without being bagged. Dog waste bags must be disposed of in your own trash bags and not placed on trash piles. These bags often get missed.

Concrete

Due to the lower temperatures, our concrete project has been put on hold and will start back up again as soon as weather permits. Nancy Ward, Rebecca Fell, Rinker, and Captain Molly Circle will be getting completed. Our contractor will re-mark areas to be completed. Notes will be left for homeowners that will be specifically affected by the project. Cones will be placed in parking areas where parking should be avoided.

Power Washing

We will be power washing all buildings on Nancy Ward, Captain Molly and Rebecca Fell in early Spring. A separate notice will be provided when dates are provided.

Painting Project

We will be painting all buildings on Rinker Circle and Simpson Court also in early Spring. A separate notice will be provided when dates are provided.

Re-Landscape Plan

The final four buildings will be completed in Fall of 2024. These buildings are 5500-5518, 5520-5540, 5480-5498 and 5479-5493 Rinker. Letters will be sent when the project gets closer for any instructions.

Rear Landscape Plan

The rear landscaping will be done in the Fall of 2024 for 3920-3944 Captain Molly and 5065-5087 Rebecca Fell. Notices will be sent at a later date.

Investors/Rental Units

All rental units must remain in good standing to continue to be a rental unit. Good standing means, no open violations, or balances. Our investors will be receiving a letter under separate cover with reminders and consequences of default.

All renters must go through their landlord with any questions or concerns and cannot contact the management company or property manager directly.

Mulched bed plantings

Unit owners are permitted to plant and maintain bulbs and annual flowers (height not to exceed 24") within existing planting beds at the building foundation. Each resident is responsible for maintain the flowers they plant. This includes the removal of dead flowers at the end of the flowering season. The association will not be responsible for damage to these planting while performing normal landscape work.

No fruit or vegetable plants are to be planted in the planting beds or elsewhere on the Common Elements. This excludes a potted vegetable or fruit on the deck or porch. Residents are not permitted to plant anything that multiplies, or spreads, such as ivy, mint, vinca vine, morning glory, primrose, etc. No gardens or herbs can be planted in the mulch beds or any common area. Removal of these items will be charged back to the homeowners if these are planted.

No new planting beds may be started, nor existing beds altered, without the prior written approval of the Executive Board after submitting a written request with all pertinent details.

No trellises, vines, window boxes, decorative fencing or edging are permitted except those installed by the Association.

Any damage caused by any of the foregoing planting, by the Unit Owner or his/her tenant, is the responsibility of the unit owner and required corrections will be charged to the owner's account.

Patriots Ridge Homeowners Association (townhomes with garages)

Our community is Patriots Ridge Condominium Association, and we are considered a COA. We have no affiliation with the other Association which is the HOA. They are managed by a separate company. Each Association has their own set of documents and rules and regulations.

Modification Requests

Just a reminder all homeowners need to get Board approval prior to replacing items including but not limited to, AC units, doors, windows, light fixtures, vent covers, skylights, plant hangers on posts, flagpole holders on posts, address numbers, ring, or nest doorbells etc. Painting of your front doors between cycles also requires approvals. Like for like replacements require approvals as well. If you receive a letter from the Board asking for something to be done, you are still required to submit the modification request for their approval before anything is completed.

Winter is here

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