

CRYSTAL SPRINGS NEWSLETTER

- JULY 2003 -

NEW LOOK

Have you noticed the new “Crystal Springs” property signs at the front entrance? Not only do they look super, they are made of vinyl and will last for a long time. Because of the many suggestions from owners, we had the new signs installed on both sides of the entrance.



We also would like to ask your cooperation by not allowing anyone to play or stand in the mulch area around the new signs. This newsletter will serve as formal notice that any violation will result in fines being assessed. Any repairs needed to repair damaged area will be charged back to the unit owner.

STORM DOORS - The Board reviewed and approved 2 storm door replacements listed below:

1. Better Built, Model 5040, “Monroe”, self-storing, white or bronze. Doors can be purchased at Lowe’s Department Store.
2. Better Built, Model 1713, “Strafford”, self-storing, white or bronze. Doors can be purchased at Lowe’s Department Store.

White storm doors are to be installed on the odd numbered units and bronze colored storm doors installed on the even numbered units.

WOOD – Please do not stack lumber or fire wood next to or near the buildings. This attracts termites and could cause severe problems with our units.

LAND SALE – The Board is still continuing discussions with a local developer for the sale of the property on the other side of the cul-de-sac. Our Attorney is now in the process of obtaining a title search to determine the exact amount of land.

PLANTING POLICY – Residents may plant flowers or vegetables at the rear of their unit. Unit residents on the even numbered side may plant up against the chain link fence, and the odd numbered side may plant up against the stone retaining wall. Each garden may extend out 3 feet into the common area and may be up to 8 feet wide. The resident must maintain this area and all plantings must be removed in the fall. If residents do not maintain their garden it will be removed and put back to its original condition at the residents expense. All requests must be sent to the Board for their review and approval prior to the commencement of any work. Each Planting area needs to be edged with one of the following materials.

The following are the ONLY approved edging material allowed. They can be found at Home Depot in the Garden Center

1. 24” STLGT Picket Edge Limestone (Red or Gray) \$ 1.88 each
(You will need 7 of these with 1 needing to be cut in half Home Depot can do this for a minimal cost)
2. Belgian Block 10”X8”X4” \$ 3.97 Each
(You will need approx.15 of these)

There are samples of each of these behind the shed located between units 33 & 35

SAFETY ISSUES – For safety reasons and in accordance with our Rules & Regulations, it is requested that residents and guests not play in the street. Please discuss this with family members and guests. We do not want anyone getting hurt.

ROOFING – The Roofing Project has been scheduled to begin on or about July 14, 2003. As you know we have had more than our share of rain. This weather has also delayed the roofing contractor. Units 28-34, 51-57 and the rear of unit 33 are scheduled.

PARKING - Unit Owners are requested NOT to park over lines and take up 2 parking spaces. Please be considerate of other trying to park next to you. Warnings and Fines will be implemented. The Board also requests that any chalk marks be washed off the asphalt each night.

INSURANCE CLAIM PROCESS – Please report all insurance claims to ACMC as soon as they occur. ACMC will help coordinate the claim with both the Association’s carrier and your Homeowners Policy.

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