



CINNAMON RIDGE

Winter 2022



TOWNE PROPERTIES

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—BOARD MEMBERS—

President: Krystal LaMarca

Vice President: Tawrence Swan

Secretary/Treasurer: Andrew Gilmore

Board Members: Ileana Marin

VACANT BOARD POSITION available: interested condo owners, please reach out to the board for consideration! **WE NEED YOU!**

Please feel free to contact the Management Company by phone or by email if you have any questions, suggestions, or problems related to your residency at Cinnamon Ridge Condominiums.

PET RULES – REMINDERS

***Doggie bag stations** are located near the pool, along the north walking path and along southeast walkway path for your convenience. These are kept supplied for residents' use.

***Please be sure to clean up solid waste after your pet immediately** as the unsightly mess is considered a health violation.

***Pets are not permitted to run loose or be tied up outside, unattended. Pets must be in direct hand-held leash control of the owner at all times, when outside.**

Remember, not everyone is a dog lover and you are the social conscience for your pet.

If you have any questions, please contact Towne Properties. Always be a good neighbor and **clean up after your pet when on neighboring properties** such as the wooded areas around our property.



The lights by the front door of each unit must be in working condition and it is the owners' responsibility to change when out.

Landscape Alterations

BEFORE making any changes or additions to the exterior of your unit you **must** receive approval from the Board. Please refer to your documents as to what you may put outside. For any questions call or email Towne Properties. If you make changes without Board approval, you may receive violation letters and fines.



Roof Replacement

The Board is aware that there have been a lot of roof repairs in the last two years and this why the Board hired Feazel Roofing to perform roof replacements in the complex. Feazel and State Farm could not come to an agreement on settlement for the Board's claim. As a result, the Board has hired a legal team to work with State Farm to resolve our claim. This is still in process. More information to follow.



IMPORTANT TRASH CONCERNS & REMINDERS

- ➔ Trash is not to be set out until after 5 pm on the night before pickup and bins must be taken INSIDE your garage at the end of the pick-up day.
- ➔ Containers must never be stored outside in front or at the back of the unit.
- ➔ Please make sure you have everything secured inside the trashcans and bag recyclables in the container for recyclables so things will not blow around the property. Also, for those who use Waste Management, be mindful that they are picking up recyclables only every other week: check their website for further details.
- ➔ Do not place trash or recyclables in neighbors' bins.
- ➔ Please be mindful that the extra grounds cleanup costs everyone additional money, so please help your Association keep costs down!

Remember, offenders will be fined for continued violations!

Cinnamon Ridge Homeowner's Association (HOA) Website Now Online

The Board has established a website to provide important information for our owners and residents. You will find important documents readily available, such as bylaws, rules and regulations, and declarations. You will also find links to Towne Properties, our property management company, along with current newsletters and other items of interest to our community. **You can access the site by going to cinnamonridgehoa.org.**

We hope to use this as a tool to communicate with the community and save costs in the future, when possible, by posting information here instead of sending information via regular hard copy mailings.



**Welcome To The Cinnamon Ridge
Homeowners Association**

Winter Awareness and Freeze Warning!

How to Prevent Frozen Pipes

- Keep garage doors closed if there are water supply lines in the garage.
- Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing.
- When the weather is very cold outside, let the cold water drip from the faucet served by exposed pipes. Running water through the pipe—even at a trickle—helps prevent pipes from freezing.
- Keep the thermostat set to the same temperature both during the day and at night. By temporarily suspending the use of lower nighttime temperatures, you may incur a higher heating bill, but you can prevent a much costlier repair job if pipes freeze and burst.
- If you will be going away during cold weather, leave the heat on in your home, set to a temperature no lower than 55° F.

How to Thaw Frozen Pipes

- If you turn on a faucet and only a trickle comes out, suspect a frozen pipe. Likely places for frozen pipes include against exterior walls or where your water service enters your home/apartment through the foundation.
- Keep the faucet open. As you treat the frozen pipe and the frozen area begins to melt, water will begin to flow through the frozen area. Running water through the pipe will help melt ice in the pipe.
- Apply heat to the section of pipe using an electric heating pad wrapped around the pipe, an electric hair dryer, a portable space heater (kept away from flammable materials), or by wrapping pipes with towels soaked in hot water. Do not use a blowtorch, kerosene or propane heater, charcoal stove, or other open flame device.
- Apply heat until full water pressure is restored. Check all other faucets in your home/apartment to find out if you have additional frozen pipes. If one pipe freezes, others may freeze, too.

Snow Removal

- Homeowners are reminded that as a cost saving measure, personal driveways and sidewalks are only shoveled and salted by Lawn Impressions when snowfall exceeds three (3) inches.