

Enclave at Belle-Aire Early Fall Update



September 11, 2023

Dear Enclave at Belle-Aire Condominium Owner:

We would like to take this opportunity to give the Association members updates on your community.

- Thank you to the owners who have maintained their property this year. The community looks great. We are glad that many owners engaged Eclipse Soft Wash to clean the black stains from their home. Anyone who has still not completed the work please notify management and an extension will be granted to October 15th. Owners who have not completed their repair work as per the inspection letter you received, please be advised the deadline is October 30th.
- The month of September will be a busy one in the community. The sealcoating of all streets in Belle-Aire and Enclave will commence on September 18th and last all week. The stripping of all parking spaces will be completed on Friday, September 22nd. Please refrain from parking in a parking space to interrupt the stripping. Please see the attached map that will outline the day your street will be seal coated. Please remember you cannot drive on the streets until they are dry. For the safety of all owners and children, we will be adding a crosswalk at the front entrance along with a sign at the same time the streets are seal coated. The crosswalk will be completed on Friday, September 22nd.
- A few blocks on Manchester Road will be removed and replaced within the next week. Please observe caution when walking.
- Buccafuri will be planting a few items in the coming weeks. They will also be planting the trees obtained from the Township giveaway in the Spring. We urge owners to reserve a tree from the Township this fall to add to our plantings. We ask if a tree is planted near your home, that you please water. Watering in the Fall is beneficial before the ground freezes.
- We are in the process of securing a date for the Annual meeting. Additional communications on the Annual Meeting will follow.
- If you are planning on doing any work on the exterior, please remember to submit an Architectural request form to afahringer@rmmcondos.com. Request must be approved by the Architectural Committee prior to scheduling the work.
- For anyone who has replaced their roof and gutters as a result of the tornado, please send in your paid invoices and cancelled checks. The insurance company is still requesting the information be submitted until such time as all work has been completed to process the depreciation.
- We urge owners to reserve a tree with Upper Dublin Township as soon as they announce the tree giveaway. Please notify management when you reserve a tree. The trees will be planted in October.

- Our landscape contractors will be working in the community in the coming weeks on various routine and special projects such as shrub and tree pruning and Fall cleaning of the grass/grounds. There will be two leaf cleanings generally completed in November and December.
- Fall is an ideal time for homeowners to clean their gutters, turn off exterior water source, clean your dryer vent and have your fireplace serviced. Please be proactive in completing these tasks.
- We continue to remind owners to please pick up after your dog. Please remember dogs must be on a leash at all times and cannot be tethered on the grass or tree in front or rear of your home.
- Please remember when a holiday falls during the week, the trash and recycling day will be Friday instead of Thursday. The holidays that affect the schedule are Thanksgiving, Christmas, New Years, Memorial Day, July 4th and Labor Day. **Columbus Day and President's Day do not affect the trash schedule.** Each homeowner is entitled to one bulk pickup per month. To schedule a bulk pickup, please call them directly at 267-577-1665 or **customersrvice@aeearth.com**. The removal of appliances and televisions are charged a flat rate. Please contact the hauler for the pricing. Please keep the number and email handy for future reference.
- If you lease your unit, please remember the term of the lease may be a minimum of one (1) year or longer. All executed leases must be submitted within 10 days of execution. Failure to submit a lease warrants a fine of \$1,000. The landlord is required to complete a resident information form listing the tenant and his/her contact information. Landlords are required to submit your landlord policy as well as the tenant's declaration of their insurance.
- The Association's 2022 Financials have been completed by the Auditor and attached for your review.
- Start cleaning out the garage! The Yard Sale is scheduled for Saturday, September 30th.

We hope everyone continues to stay well. Have a happy and safe Fall/Winter season.

Sincerely,



Ann Marie Fahringer

Agent for The Enclave at Belle-Aire Condominium Association