

ROUND HILL ASSOCIATION FALL NEWSLETTER 2016

Happy Fall!

The Annual Meeting will be held on **December 6, 2016**, from **7:00 – 9:00 p.m.** at the Church of the Nazarene, Route 52, Fishkill. All homeowners are welcome and urged to attend. This is a very important meeting about the community we live in.

The current Board members and their positions are as follows:

President/Legal – Craig A. Kretzmer
Vice President, Buildings & Grounds – Frank Russo
Vice President, Recreation – Robert Tompkins
Vice President, Treasurer/Finance – Jeremy Kline
Secretary – Craig Kimball

There is one (1) position open for election to the Board of Directors. Board members' dues will be waived during their term. Please send your letter of interest to:

The Round Hill Association
P.O. Box 340
Fishkill, NY 12524

All applicants must be a Round Hill homeowner of record, subject to verification, be current with their homeowner's association dues, and cannot have any outstanding violations, deficiencies, or special assessments. Your letter must be postmarked no later than **October 31, 2016**. ***Please remember to send a short paragraph about yourself and why you would like to serve on the board. This will be enclosed with the ballot information.***

Enclosed are the new monthly coupon booklets. Our dues will remain at \$100.00. If monthly dues are not paid within 30 days, a \$25.00 late fee will be charged. All fees will accumulate and be totaled until they are paid in full. Any returned checks will be charged the bank fee and will also be subject to an additional \$25.00 fee. Be sure to include the appropriate coupon(s) with each payment.

PARKING AND TOW POLICY

As we are all aware, PARKING - as well as numerous PARKING VIOLATIONS - are a serious problem in our community. As a consequence of many concerns and suggestions from community owners, the Round Hill Board has instituted a TOWING POLICY in an effort to deal with the issue of ILLEGAL PARKING and the STORAGE and/or ABANDONMENT of vehicles.

Please note that written or verbal communication from the Board to the Vehicle Owner and/or RH Homeowner is **NOT** required to take **ANY** corrective action (up to and including a vehicle tow) as a means to correct a parking violation. The list of violations outlined below is not exclusive, and it, as well as the overall "Round Hill Tow Policy," is subject to necessary changes at any time and for any reason. **Elite Towing & Auto Recovery has been contracted to provide these services and can be reached at (845)546-7335.**

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TOW BY ELITE (AUTOMATIC):

- Unregistered Vehicles
- Uninspected Vehicles
- Parking in Handicap Spaces

TOW BY CALL (AUTOMATIC):

- Locust Grove (Verified)
- Fire Lane

TOW BY CALL (48 HOURS AFTER PARKING VIOLATION NOTICE ISSUED):

- Violation of any Round Hill Rules & Regulations as specified on the notice
- Derelict or Abandoned vehicles
- Long-Term Storage

A Message from Board President Craig Kretzmer

I would like to remind our homeowners and renters of a few important issues.

STORING CARS. Storing cars in Round Hill Parking lots is not permitted, no exceptions. Moving Your vehicle between spots and/or various lots does **NOT** exempt you from this. You will be issued a parking violation and if you do not take corrective action, your vehicle will be towed at your expense. If there are extenuating circumstances, please contact the board directly in advance.

GARBAGE. When refuse is taken to the dumpster, please place it inside the dumpster. Do not assume that someone else will want it and leave it outside the receptacles. **DONATE** it to a charity of your choice if you think it's still in good condition.

You may not be aware that Royal Carting charges us a substantial fee for the removal of items abandoned (usually under the cover of darkness) in the dumpster area. Currently, the failure to place items in the dumpsters is costing Round Hill a great deal of money and, if it continues, will necessitate an increase in our common fees. Once again, items too large to be placed in the dumpsters should be taken directly to the Royal Carting facility.

When purchasing new appliances, bedding, or furniture, please arrange for the delivery people to remove old items and packaging. Large items and construction debris must be carted away by your contractor. FINES WILL BE ASSESSED FOR NON-COMPLIANCE.

CAPITAL IMPROVEMENTS

We have completed quite a few projects this year:

- Entrance sign has been refurbished
- 6 new mailboxes with concrete pads
- New rubber mulch in pool playground
- Catch basins on Larch and Hawthorne
- Various dead trees removed
- Ridge dump will be resurfaced shortly as the Town will be doing their roads in RH soon

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REMINDERS

If you are planning to sell your unit, NYS law requires that a copy of the prospectus be passed on to the new owner, either prior to or at the time of closing. You may obtain a replacement copy by mailing a check for **\$100.00** to the Round Hill address. **For your closing, you will be required to have a letter from us stating that your dues are up to date and that you have no unpaid assessments or liens against your property. Please call (845) 897-2080 for this letter.**

Please remember to submit a Building and Grounds application **before** the start of any exterior work. This includes the replacement or repair of roof and/or exterior walls. Failure to obtain an approved application will result in a special assessment of **\$500.00**. Please call the Buildings and Grounds number to request an application at **(845) 896-9116**.

Beginning November 1, 2016, through April 1, 2017, there will be no parking on Ridge, Valley, or Chestnut Road between the hours of 1:00 a.m. and 7:00 a.m. All Round Hill roads are designated fire zones and no parking is allowed at any time. Please be considerate of your neighbors and park in your driveways instead of the visitor parking lots. If you need to store a vehicle in a visitor or recreation parking lot for *any extended period, please contact the Board at (845) 897-2080*.

We are asking all homeowners to please put reflectors along your property line for the upcoming winter season to protect your driveways and lawns from any plowing damage. If you should encounter damage to your property due to snow plowing, please inform the Buildings & Grounds department by April 1, 2017.

All homeowners who park around the circles on Larch Court, Aspen, etc., **MUST** utilize the parking lot areas. There will be no parking at these locations November 1, 2016 through April 1, 2017. These circles must be accessible for the snow plow company. Signs will be posted and non-compliance will result in a \$50.00 fine and/or your vehicle being towed.

Halloween is coming up – please keep in mind that Fishkill has an 8:00 p.m. curfew.

As a friendly reminder, please be considerate of your neighbors if using a fire pit or chiminea.

Again, the Board would like to extend our thanks for your support and encouragement. We have received a great deal of positive feedback, which means a lot. We hope you all see the changes that have been made to our community and the effort we have put into making it happen. We look forward to seeing you at the Annual Meeting.