

Board of Directors

Craig Kretzmer, President & Legal

Jeremy Kline, Finance

Robert Tompkins, Recreation

Linda Harnaga, Buildings & Grounds



2018 Fall Newsletter

Greetings to all of our friends and neighbors! It's that time of year when we say goodbye to long sunny summer days and welcome cool autumn mornings as the leaves begin to change colors all around us!

We would first like to remind everyone that if you need to contact the Board, please email us directly through the website. Please do not call the business line because phone calls will not be returned. Contacting us through the website allows us to help you better while providing the fastest response! We also have discussion forums available on our website for everyone to use. Did you have a positive (or negative) experience with a particular contractor? Would you recommend them? Share it on the website! Help each other out and take advantage of everything the website has to offer.

The Annual Meeting will be held on December 4, 2018 from 7:00 – 9:00 p.m. at the Church of the Nazarene on Route 52 in Fishkill. All homeowners are welcome and urged to attend. There are two (2) positions open for election to the Board of Directors. Dues will be waived during these terms and if you are interested, please send an official letter of interest to: Round Hill Association, PO 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. The letter must be postmarked no later than October 31, 2018. Please remember to send a short paragraph about yourself and why you would like to serve on the board. It will be enclosed with the ballot information.

BUILDINGS & GROUNDS

- We are planning a major paving project! Please see the notice to all residents included in this newsletter!
- If you plan on making any exterior changes to your property, Buildings & Grounds must approve all changes prior to the start of the work. Failure to obtain an approved written application will result in a special assessment of \$500.00 and you will be responsible for the cost of bringing non-compliant changes back into proper compliance.
- Round Hill is a non-smoking and tobacco free neighborhood. Smoking (including the use of electronic cigarettes or "vapes") is not allowed in any of our common areas. This includes our pool area,

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playgrounds, courts, sidewalks, etc. Failure to follow this new rule will result in being asked to immediately leave the common area or being given a \$100 assessment.

- You must clean up after your dog in your own yard as well as all common areas. Walking your dog in recreation areas, mailbox areas, or on neighbors' properties is prohibited. If you fail to clean up after your dog in any of the common areas, it will result in a \$100 assessment.
- For safety reasons homeowners are required to have motion activated front porch lights as well as have house numbers clearly visible from the road. It is every homeowner's responsibility to notify the police if you see unusual behavior or illegal actions. Please call the Town of Fishkill Police Department at (845) 831-1110 to file a report.

PARKING AND TOWING

- We have contracted with a new tow company to help us enforce our parking and towing policy. If you find yourself having been towed, you should contact ALLTOW, INC. at 845-896-8686. The complete parking and towing policy is available on our website and every homeowner is expected to read the policy, understand it, and ask any questions before there is an issue.
- The most frequent parking violation are residents who feel it necessary to park their vehicles (or allow their visitors to park) directly in the road. All of our private roads are designated fire lanes and no parking is allowed at any time. Failure to follow the rules will result in a \$100 assessment and/or having your vehicle towed immediately at your expense.
- Beginning November 1, 2018, through April 1, 2019 per the Town of Fishkill, there will be no parking on Ridge, Valley, or Chestnut roads between the hours of 1:00 a.m. and 7:00 a.m.
- All homeowners who park around the circles (where permitted) must utilize the parking lots beginning November 1st. There will be no parking around the circles from November 1st, 2018 through April 1st, 2019. Circles must be made accessible for the snow plow company.
- If you are parked in one of our lots this winter during a snow storm, you must move your vehicle within 48 hours to allow the snow plow company access to clear the parking lot. Failure to follow this rule will result in having your vehicle towed.

DUMPSTER USAGE

- The complete dumpster usage policy is available on our website and every homeowner is expected to read the policy, understand it, and ask any questions before there is an issue.
- The most frequent violation we see is trash that is simply thrown on the ground due to sheer laziness or the misguided belief that someone will see it and want it. This behavior is unacceptable, it costs the Round Hill Association money, and it simply reflects poorly on our neighborhood. Failure to follow the rules will result in a \$1,000 assessment.

LOSS OF ASSOCIATION PRIVILEGES

- If you are currently in arrears and not on an approved repayment plan, your association privileges are suspended. You are not allowed to use any of the Round Hill common areas or amenities. Common areas and amenities include (but are not limited to) the dumpsters, the parking lots, the pool, basketball and tennis courts, playgrounds, dog waste stations, and any of the surrounding areas.
- Continuing to take advantage of Round Hill common areas and amenities while your privileges are suspended will result in an immediate assessment. As your arrears balance increases due to non-payment of dues and assessments, Round Hill reserves the right to aggressively exercise all available legal options to secure payment. **One of the legal options available to us includes the foreclosure of your property.**

REMINDERS

- If you are planning to sell your unit, New York State 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 PO box. You will also need a letter for closing stating that your dues are up to date and that you have no unpaid assessments or liens against your property.
- Landlords are responsible for ensuring that their tenants have a copy of our newsletters and that they are responsible for following the rules. Copies of our newsletters and rules are available on our website for your convenience and review. Please remember that the Board does not recognize any landlord/tenant agreements and we will hold owners responsible for the actions of their tenants that violate our rules.

The Board would like to thank everyone for their continued support and if you have any questions or concerns about any of the information enclosed in this letter, please contact us to discuss.

Important Notice To All Residents

The Board is excited to announce that beginning 10/1, we will be starting a comprehensive paving project that will include all of our private roads and parking lots. Weather permitting this project is expected to take 4-6 weeks to complete. Our mission is to make Round Hill a better place to live and we have partnered with Briggs Paving to help deliver on that promise in a major way. Briggs Paving has been serving customers for over 25 years as the premier paving contractor in the Hudson Valley and they were unanimously selected after a competitive bidding process.

Our roads and parking lots have seen better days and the good news is that they are actually not as bad as they look. What exactly then will Briggs Paving be doing for us? They will be removing the top layer of existing asphalt, fixing any defects, and then applying new asphalt. The Ridge and Chestnut parking lots however are beyond repair, so they will be completely replaced. In addition, all of the catch basin lids will be replaced as well.

Parking and access will be a challenge during this time and we ask that you use alternate parking when necessary even if it is temporarily inconvenient. If your vehicle is impeding the paving process in any way, it will be automatically towed away at your own expense. If you have special circumstances or require specific accommodations, please reach out to discuss arrangements.

Briggs Paving is also offering a special price to homeowners who want their driveways done at the same time. For \$2.75/sqft they will mill and resurface your driveway or for \$5.25/sqft they will excavate and replace your driveway entirely. If you are interested in this limited time offer, please contact Briggs Paving directly at (845) 454-2841 to discuss the details, payment, and scheduling.

You may be nervously wondering how much the dues are going to increase to pay for this, but we are happy to share that this project will NOT result in any special assessments or dues increases!

We have created a special discussion forum on our website to communicate in real-time as information becomes available (paving schedules, road/parking lot closures, etc.). We encourage you to share your questions and concerns on the discussion forum. If you have specific questions you can also contact us directly via email. Please no phone calls as they will not be returned.