



ROUND HILL ASSOCIATION FALL NEWSLETTER 2013

Greetings! We hope you all had a great summer and are doing well.

The Annual Meeting will be held on December 3, 2013 from 7:00 - 9:00 p.m. at the Rombout Fire House located on Route 52 in Fishkill. All homeowners are welcome and urged to attend.

The current Board members and their positions are as follows:

President/Legal – Craig Kretzmer
Vice President, Contracts/Recreation/Buildings & Grounds – Frank Russo (*OPEN POSITION*)
Vice President, Contracts/Recreation/Buildings & Grounds – Carol Flores-Vranace
Vice President, Treasurer/Finance – Christine Piteo
Secretary/Parking – Susan Moline

There is one (1) position open for election on the Board of Directors. Homeowners will not necessarily be running for this specific position. The positions will be restructured once the new Board member is elected. Board members monthly dues will be waived during their term of three years. Please send your letter of interest, along with a short paragraph about yourself and why you would like to be on the board, 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, 2013**. Any homeowner is able to run as long as you are up-to-date with dues, etc. ***Please remember to send a short paragraph about yourself and why you would like to be on the board. This will be enclosed with the ballot information.***

Enclosed are the new monthly coupon booklets. Each month dues are not paid within 30 days, a **\$25.00** late fee will be charged to your account. 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 a **\$25.00** fee. Be sure to include the appropriate coupon(s) with each payment. We have also included car tags which we would like homeowners to keep on the dashboards of their cars when they are parked in the parking lots. We are exploring into ways to monitor the cars sitting in lots for weeks at a time, which is prohibited per the prospectus, and this is one of the options we are looking into.

WEBSITE

The Board is proud to announce our newly constructed website. You can visit our website at www.roundhillfishkill.com. We have received many responses from homeowners to receive information from the Board via e-mail. You will also be able to get this information on our website as well. A big thank you to our web-site designer for doing such a great job!

UPDATES

The Board has made the decision to hold off on Community Day for this year. We are looking forward to putting one together some time next year - details to follow.

If anyone is interested in power washing the mold and black stains off your roof, we have acquired the name of The New Sunrise Painting. They can be reached at (845) 475-6814 or at info@thenewsunrisepainting.com. Some homeowners have used this company and were very pleased with the outcome. It takes about two hours to complete and price is approximately \$280. They will also do the front of the house and the stairs.

CAPITAL IMPROVEMENTS

We have completed quite a few projects this year. The pool had to be completely resurfaced, a new shed was purchased to put supplies in, we have begun replacing the furniture and umbrellas at the pool, the rounders were updated on each road, we purchased a used truck and got rid of the old blazer, all wooden posts for the signs in the development were replaced with steel posts, the rest rooms at the pool were both painted, we purchased a bench for outside the pool area, we removed the bushes at the entrance of the pool and landscaped with zebra grass. We will be completing the replacement of the sidewalks down on Chestnut very soon.

REMINDERS

When purchasing new appliances, bedding or furniture, be sure to make arrangements for the delivery people to cart away the old items. Large items and construction debris must be carted away by your contractor.

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 address. You will 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. 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 exterior walls. Failure to get an approved application will result in a special assessment of **\$500.00**. Please call the Buildings and Grounds number to get an application at **(845) 896-9116**.

Beginning November 1, 2013 through April 1, 2014, 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

driveway instead of the visitor parking lots. If you need to store a vehicle in a visitor or recreation parking lot for any extended period of time, please contact the Board at **(845) 897-2080**.

Winter is on its way and we would like to remind everyone to take the proper precautions to protect your property, i.e., reflectors, removing lawn decorations, etc. **EACH HOMEOWNER IS RESPONSIBLE FOR THEIR PERSONAL PROPERTY.**

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.

The Board would like to extend our thanks for your support and encouragement. We hope you are all happy with the changes that have been made to our community. We look forward to seeing you at the Annual Meeting.

FISHKILL TOWN-WIDE
CLEAN-UP DAY

September 21, 2013

FISHKILL RESIDENTS ONLY

MAURER/GEERING PARK

7:00 AM - 2:00 PM

NO

Trucks * Vans * Utility Trailers
Larger than the bed of a pickup truck

NO trucks such as U-Hauls, vans, utility trailers larger than the bed of a pick-up truck will be permitted into Maurer/Geering Park to dump their bulk debris. **ONLY** ordinary pickup trucks will be allowed.

Cleanup items must be separated by wood, metals, and soft miscellaneous trash. **Construction debris will not be accepted.**

The following items cannot be accepted due to landfill restriction: Engine oil, lawn and garden chemicals (such as fertilizer), insecticides, pesticides, poisons, brush, leaves, drain cleaning chemicals and other cleaning and caustic solvents, paint materials (such as latex or oil based paints, turpentine, shellacs, sealers, mineral spirits and other paint related materials), gasoline, kerosene, and other flammable liquids (including containers that were used for these products) aerosol cans and other pressurized tanks.

Tires will no longer be accepted at clean-up days. You may bring them to Royal Carting for a fee.

An E-Waste (i.e.: televisions, computers, printer, cell phones etc.) container will be provided. To view acceptable E-Waste items please visit royalcarting.com and click on E-waste link.