



ROUND HILL ASSOCIATION WINTER NEWSLETTER 2013

I would like to introduce myself; I am Craig Kretzmer your newly appointed president of Round Hill. It is with great pleasure and enthusiasm that I take this role and without your support and feedback it would be impossible to accomplish any task in our community. I am excited at the opportunity to serve as your president of Round Hill and I will do my best to discharge the duties of the office to the best of my ability. We would like to introduce the new board to you and what their roles will be:

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

If anyone would like to contact one of the directors, please call the Round Hill number **(845) 897-2080**. Please leave your name, address, and phone number along with a detailed message why you are calling. Please do not call directors at their personal numbers unless they have called you and left their number for you to return the call. Your call will not be returned.

Enclosed please find the minutes from the December 13, 2012 Annual Meeting. We handed out the updated budget, financial statement, along with some other documents at the meeting but did not enclose them to keep the cost of the mailing down. Anyone interested in receiving any of these documents, please call **(845) 897-2080** and we will be happy to mail them out to you. The 2013 Buildings & Grounds Rules and Regulations will be sent out with the Spring/Summer newsletter.

PLOWING

There have been complaints regarding the parking lots not being plowed. All cars must be out of any parking lot in order for Green Pastures to plow them properly. If cars are not moved, then the parking lots cannot be plowed which brings us to the problem of cars being parked in the visitor lots for long periods of time. ***PLEASE REFRAIN FROM LEAVING YOUR CARS IN THE LOTS FOR WEEKS/MONTHS AT A TIME – IT IS PROHIBITED.***

PARKING

All Round Hill Roads are designated fire zones and no parking is allowed at any time. Violations will result with an immediate special assessment. If you need to store a vehicle in a visitor parking lot for any extended period of time, you must contact the Board for consideration at **(845) 897-2080**.

FIOS

It has come to our attention there is no defined right of way for Verizon to run the optics throughout Round Hill. Each homeowner owns to the center line of the roadbed and Verizon would need 367 easements to be able to bring FIOS into our development. An easement is a right held by one property owner to make use of the land of another for a limited purpose, as rite of passage. This, in turn, means **each** homeowner, 367 units, would have to give Verizon permission to bring FIOS into our community. Regrettably, we will not be able to bring FIOS into our development because of this.

Landlords, all newsletters will be mailed to tenants addressed as "*current resident*". However, you are still responsible for ensuring that your tenants have a copy and understand they must follow the rules. The Board does not recognize any landlord/tenant agreements and will only communicate with the owners. Additional copies of the Buildings & Grounds Rules and Regulations can be obtained throughout the year by calling the Round Hill number at **(845) 897-2080**.

ALL architectural and ground changes must be approved **in writing** by the Buildings and Grounds committee **PRIOR** to the start of work. This includes the replacement or repair of siding, shingles or roof, windows and doors, decks and all other exterior repairs or modifications. To obtain an Architectural and Grounds Changes Application call **(845) 896-9116**. **FAILURE TO OBTAIN AN APPROVED WRITTEN APPLICATION WILL RESULT IN A SPECIAL ASSESSMENT OF \$500.00.**

Disposing of non-trash items at the dumpster sites is forbidden. Any violation will result with an immediate **\$100.00** assessment. Large items and construction debris must be carted away by your contractor. When purchasing new appliances, bedding or furniture, be sure to make arrangements for the delivery people to cart away the old items. If all else fails, please contact **Royal Carting** directly at **(845) 896-6000** and make arrangements for an individual pick up.

DOG OWNERS MUST CLEAN UP AFTER THEIR PETS IN THEIR YARDS AS WELL AS ALL COMMON AREAS. Dog walking in recreation and mailbox areas or on neighbor's properties is prohibited. All violations will result with an immediate **\$50.00** assessment.

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.

Homeowners should leave front porch lights on and have house numbers clearly visible from the road. It is every individual'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.

We would like to **stress** to all homeowners to please make sure your mailbox is closed and locked. As we mentioned previously, leaving your mailbox unlocked is an opportunity for identity theft. Neither the Board nor the post office is responsible for the locks on the mailboxes. If you have a problem with your lock or need to have it replaced, it is each homeowner's responsibility to do so. We use Mr. Mailbox for any repairs. The number to reach them is **(845) 568-0139** or e-mail at **mrmmailbox_and_co@yahoo.com** or you may purchase a lock and repair your mailbox on your own.

We are currently accepting applications for property inspectors for the 2013 season. Inspectors need to reapply every year. Any homeowner interested in serving as an inspector should send a letter of interest to:

Round Hill Association
Att: Board of Directors
P.O. Box 340
Fishkill, NY 12524

Monthly association dues will be suspended while serving as an inspector.

The pool is expected to open Memorial Day weekend and applications for lifeguard positions for the coming season are being accepted. Lifeguard/CPR certifications required. All interested residents send a letter of interest to:

Round Hill Association
Att: Board of Directors
P.O. Box 340
Fishkill, NY 12524

Anyone needing a tennis court key can obtain one by mailing a **\$15.00** check to the Round Hill address. A key will be mailed to you upon receipt. Please remember to lock the gate when leaving and that the courts are for playing tennis only. Do not use the courts for exercising your pet. Do not allow children to ride bikes, roller-skate, skateboard, etc.

In closing, this Board would like to extend its thanks for your support and encouragement. Your positive feedback has meant a lot. We look forward to continuing to work together so Round Hill can remain a great community.