

ROUND HILL ASSOCIATION

WINTER NEWSLETTER 2016

It is with deepest sorrow that we inform the Round Hill Community of the sudden & unexpected death of our Board Member, Carol Flores-Vranace. Carol had been on the board for many years and was very devoted to her community, her church and her friends. She will be greatly missed!

We would like to introduce the current board members and their roles:

President/Legal & Contracts - Craig A. Kretzmer
Vice President, Grounds - Frank Russo
Vice President, Recreation - Jeremy Kline
Vice President, Treasurer/Finance - Christine Piteo
Secretary - Craig Kimball

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 about 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 2015 Annual Meeting. Anyone interested in receiving the financial statements or the handouts from the annual meeting please call (845) 897-2080, and we will be happy to mail them out to you. The Buildings & Grounds Rules and Regulations are available from our website:

www.Roundhillfishkill.com.

We are currently accepting applications for property inspectors for the 2016 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
(B&G Inspector Position)
P.O. Box 340
Fishkill, NY 12524

Monthly association dues will be suspended for FIVE (5) MONTHS while serving as an inspector. The pool is expected to open Memorial Day weekend, and applications for lifeguard positions for the 2016 season are being accepted. Lifeguard/CPR certifications are a requirement. All interested persons please send a letter of interest to:

Round Hill Association
Attn: Board of Directors
(Lifeguard Position)
P.O. Box 340
Fishkill, NY 12525

As indicated in every newsletter, all Round Hill roads are designated fire zones and no parking is allowed at any time. Violations will result in an immediate special assessment of \$50.00. 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.

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 or they can be downloaded from our website:

www.Roundhillfishkill.com.

Our Buildings & Grounds Chairperson is Josh Shoemaker. 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 on roof, windows and doors, steps, 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.

As we have repeatedly communicated, disposing of non-trash items at the dumpster sites are forbidden. Any violation will result with an immediate \$200.00 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. We would like to remind everyone to please make sure you do not dispose of hot ashes, or any flammable material, in the dumpsters. Disposal of any of these will result in a violation of \$200.00, and legal action may be initiated.

Dog owners must clean up after their pets IN THEIR YARDS AS WELL AS IN ALL COMMON AREAS. Dog walking in recreation and mailbox areas or on neighbor's properties is prohibited. If you do not clean up after your pets on any common areas of the community, you will be charged with an immediate \$100.00 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. This should be done for safety reasons. 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.

Anyone needing a tennis court key can obtain one by mailing a \$20.00 check to our PO Box 340 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.

We would also like to remind you that if you experienced any damage to your property from the snow plow, we must be informed by April 1, 2016. Luckily it was a very mild winter for the most part.

IMPORTANT INFORMATION REGARDING PARKING

We are all aware there are parking problems within our community. If you have multiple cars, we ask that you park your cars in your driveway if your driveway allows. Please do not utilize the visitors' parking lot to keep your driveway empty. If you are able to park your car in your driveway and you are found to be utilizing the parking lot instead, expect to be fined \$50.00.

For legal reasons, homeowners are not to be parking in driveways of vacant homes. If there are cars parked in the driveways of vacant homes, you will be fined \$50.00.

In closing, this Board would like to extend its thanks for your support and encouragement.