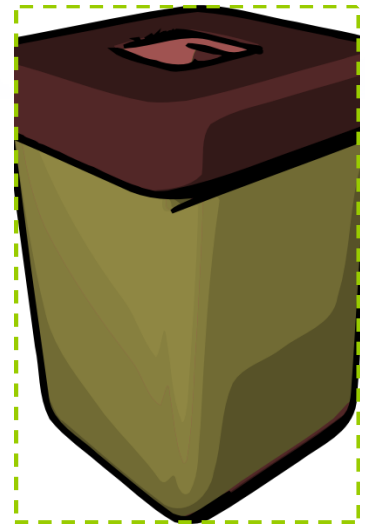


Cambridge Condominiums Summer 2018

TRASH

The trash situation has become problematic. Each time there is an overage (any debris sticking over the top of the can) the Association is charged extra. Each time someone leaves large item of debris outside the dumpster or on the common elements, the Association has to arrange for a Junk Hauler to properly remove and dispose of items. Here are some facts that everyone should know:

- The trash collection company will not take large items. There is no bulk trash service at Cambridge. If you leave large items anywhere on the Common Elements, the owner of the unit will be issued an instant fine and charged to reimburse the Association all expenses incurred for handling the matter. You cannot place anything in the dumpsters/chutes except normal household trash. All household trash must be in a proper trash bag.
- On Mondays the dumpsters are always full. Please plan to utilize Wednesday or Friday as a trash day, as many times the dumpster are barely full on Wednesdays or Fridays.
- Please breakdown all cardboard boxes. Throwing away boxes without collapsing them first causing the dumpster to overflow and extra charges on the Association.
- If the chute is full or closed, please walk your trash to the next building and place down the chute. **DO NOT PLACE HOUSEHOLD TRASH IN THE TRASH CANS BY THE MAILBOXES. DO NOT LEAVE THE TRASH INSIDE THE TRASH CLOSET.**



Please help control the TRASH

EMERGENCY AFTER HOURS CALLS

There has been some question about after hours emergency calls.

If you have an after hours SECURITY issue, please call: **214-200-5780**

If you have an emergency after hours maintenance issue, please call Veracity **214-368-3388**.

Bruce is the Property Liaison and works on a volunteer basis. Although we are most grateful to Bruce for his endless hours of assistance, there are times when he needs rest. Please do not call the Security line during the day.

During regular business hours all account questions and maintenance issues can be directed to Veracity 214-368-3388. If you have a security issue during the day, you will need to call 911 or the Dallas Police non-emergency number.

Important Dates:

06/28 June Homeowners meeting

07/4 Fourth of July- Veracity office closed.





POOL RULES

It goes without saying that everyone that uses the pool should keep in mind that these are shared community pools. Please be considerate of others when at the pool.



[Photo caption]

- Only occupants of Cambridge Condominiums may access the pool. If you bring a guest, the occupant/owner must be with their guests at all times. The Key must be with them at all times.
- If Security asks you to leave the pool, FOR ANY REASON- YOU MUST LEAVE THE POOL WITHOUT INCIDENT.
- NO glass or pets in the pool area.
- Properly dispose of your trash.
- All Children under 12 must be supervised by an adult over the age of 18.
- Please leave the bathrooms clean and sanitary.

If you need to purchase a pool key or have any questions you may call Veracity 214-368-3388 or access the Rules and Regulations on the website www.cambridgeownersassociation.com

“Dryer vent should be cleaned every time and duct work should be cleaned once a year.”

DRYER VENT CLEANING

Dryer vent cleaning is the responsibility of the owner. You must be vigilant about keeping your dryer vent clean. If you have not had your dryer vent cleaned in the last 12 months, you **MUST** do this. Failure to do this will result in a fine, and possibly a fire!

Please see the Maintenance Responsibility Chart enclosed for more information.

PEST CONTROL

Please treat the inside of your unit for pests on a regular basis. The Association treats the exterior and the common areas, but it is important that the occupants continue to treat on a regular basis.

FLOOR REPLACEMENT

Please remember that it is required to submit approval to the Board to remove any carpet in your unit and replace with wood. **YOU ALSO MUST** have the proper underlayment installed to avoid future noise complaints. When in question about any improvement plans, please ask before you start.

