
RCCTA WINTER/SPRING NEWSLETTER

♪♪ "LET IT SNOW, LET IT SNOW, LET IT SNOW" ♪♪

Once again our area will be hit by a multi-event storm/blizzard. Projections are 1-2 **feet** of snow. Please be aware of local warnings urging residents to take caution going out and be careful given the weight of heavy wet snow if you shovel. Please be patient with our snow removal crew. They should get a passable clearance completed during a storm break and will get us completely cleaned up AFTER the event is over, projected now for Friday morning.



WASTE MANAGEMENT - Garbage Removal Service

This has been an interesting and frustrating experience. We are researching the billing and service we receive in RCCTA. The billing is quarterly and the amount never the same. This must be due to a different number of pick ups completed in each quarter, but an explanation has been difficult to secure. One thing we have learned is that a complaint about their service must be made by the homeowner, the HOA cannot complain on behalf of its' residents. More on this later.

IRRIGATION, FERTILIZATION & WEEDING, MULCH, MOWING

Mark from Evergreen: Has signed a new contract with us and is finally looking forward to a more normal year with standard repairs and maintenance of our system. It has taken him two years to make necessary repairs and assist us last year with a large amount of replacement sod areas. We are not planning on such an intense irrigation schedule this spring/summer.

SAV-A-TREE: has been contracted to complete 5 lawn fertilization applications and will also handle the weeding issues that exist in RCCTA.

Lisa- Meadowlark: will again handle our mulch purchase and installation. We are back to the beginning of our rotation schedule with Phase A - Units #189 - #263 slotted for mulch this spring/summer.

CR Lawn & Maintenance: Also has signed another year's contract with us and will do our weekly mowing and lawn maintenance.

COMMON AREA

From time to time questions have come forth regarding the existence of Common Area in RCCTA as mentioned numerous times in our governing documents. Through research of the governing documents it has been determined that all Common Area was annexed by Hans Hagen into RCCTA in five (5) Supplemental Declarations of Covenants filed with the Register of Deeds for St Croix County from December, 2001 through February, 2008. From the governing documents homeowners shall have a right an easement to ingress and egress to an Owner's lot, water and sewer easements, vehicular parking, pedestrian ingress and egress, and use and enjoyment of open spaces and all other parts of the Common Area. Also, the Owner's easement includes areas occupied by roof overhangs, balconies, air conditioning units, flower boxes, patios, and other appurtenances which are part of the original construction of any Living Unit.

ROOF REPLACEMENT PROJECT

We are anticipating an early spring start to the roof replacement project. Hopefully our vendor, Brian Pechacek, River Falls, will be starting the first part of April. It was suggested Brian begin his work on the North end of RCCTA. Jeff Pizzi, Brian's assistant, will be coordinating with Brian's insulation vendor for homeowner requested insulation inspection and possible upgrades. This must be completed prior to your roof replacement and is at homeowner expense.