

HICKORY BAY TOWERS CONDOMINIUMS... a great place to live

March 2021 Newsletter

IMPORTANT INFORMATION

The balcony to each unit is a limited common area. According to the bylaws nothing should be "hung or displayed on the outside of windows, balcony or placed on the outside walls of the building". Outside lights may not be installed; extraordinary interior lights that are overly conspicuous from the outside are not permitted. The rules and regulations state "the exception to what can be hung are the American and Tennessee flags, respectfully displayed;" which is allowed on the balcony. Those with balconies on the 1st floor should note that the ground outside the railings is considered common area and no personal items should be placed outside the railings at any time. The rules and regulations allow an exception to the above rules during the Christmas holiday. At that time garland and lights may be hung from the balcony using tie straps and items can be placed on the wall and windows if the items can be placed using temporary hangings such as command strips. At no time should nails/screws be placed anywhere on the outside walls/window/balcony or should any item be hung on the light fixture. -reference: Bylaw's page 26 (e) Rules and Regs (page 81 (3) (5)-

We have a new fire system now, and it works differently from the previous system. The smoke detectors (round) in your unit are for your unit only. If you burn something open a window or sliding door to get the smoke out. Do NOT open your front door- this will set off the alarm to the Fire Department that there is a fire in the building. Once smoke or fire reaches the hallways, the alarm will sound in ALL units (square Sounder) and the common areas- if this happens leave the building immediately! False alarms are a thing of the past. NEVER touch the Fire Panels in each lobby- the Fire Department is now notified directly and will know where the alarm is when they get the call and will go directly to that unit or common area.

REMINDERS:

Please make sure that your washer hoses are in compliance. The HBT insurance carrier requires that the washer hoses are braided. This helps keep our insurance and your personal condo insurance lower! Threaded, metal connectors are recommended for plumbing connections at sinks, toilets, and washing machines with metal on both ends- nothing plastic. More information on plumbing helpful hints is on our website.

Spring is here- It is a good time to clean off your balcony and make sure your area is not in violation of the Bylaws. (Rules & Regs p81, #1 & 3) [Bylaws (p 26, i) (p25, C)]

1. No trash should ever be left or stored on the porches. This includes empty boxes, bags, or garbage.
2. Please do not place bird attractors on your porch. Feeding of birds or animals is prohibited. We have had problems with birds building nests in the dryer vents. So, to avoid unnecessary **personal expense** we encourage you to not attract the birds.

