

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

## May 2016 Newsletter

### **A MESSAGE FROM YOUR BOARD**

One of the Board's goals is to keep the Owners and/or Residents of Hickory Bay Towers informed about what is currently happening and plans for the future. Last year at a Board meeting we announced plans to have the exterior of the buildings repaired and painted in 2016. We recently learned of a risk that must be seriously considered. The elevators are over 30 years old and have been discontinued for over 15 years. New parts are no longer available and "after market" parts are extremely scarce for the elevators especially in building one. At some point parts will no longer be available. THIS DOES NOT MEAN THE ELEVATORS ARE UNSAFE.

The cost to retrofit one elevator is approximately \$100,000 almost as much as it would cost to paint both buildings.

After much thought and consideration, the Board has decided it is not prudent to spend money painting, knowing that the elevator could go down and have to be replaced. We have decided that we will hold \$100,000 in reserve for elevator repair and replacement. This means painting the buildings will be delayed until we can accumulate sufficient money to pay this expense. We are all disappointed that painting must be delayed, but we will paint as soon as possible.

### **IMPORTANT INFORMATION**

#### ***Secure living at Hickory Bay begins with us!***

##### **Security Reminders:**

Do not prop open any entrance doors and leave them open.  
Secure the entrance code. Use discretion in giving out the code.

##### **Did you know?**

By entering your phone number (cell or land line) into the address book at the front entrance, your visitors can gain access by dialing your unit which in turn will call the phone number you have given us. When you receive a call hit 9 on your phone keypad to release the entrance door for the visitor to enter. (Contact Roger to have your phone number added to the system.)

Know who you are letting in. If you don't know them don't allow access as you enter the front door. Ask them to contact the person they are going to visit, including the food delivery people!

##### **Suspicious activity:**

Contact a board member. We have security cameras in many areas of Hickory Bay Towers and the footage can be reviewed to determine the identity and activity of concern.

## **REMINDERS:**

If you own a storage building, boat, trailer etc. in the back storage area, they must be kept in good condition and usable. There are several storage buildings that are dilapidated, have many holes in them, boats with things growing in them, all of these are not acceptable. The Board is working on this issue. Owners are responsible for removing any item that is no longer in good condition.

We currently have several violations concerning window coverings. The following is an excerpt from the Hickory Bay Towers Rule & Regulations: To maintain the attractive and uniform appearance of the exterior, everyone will be expected to hang a permanent drape or curtain over every window and door in his / her unit. All such coverings must be lined and visible from the outside a solid white, off-white, or such neutral color as "having little or no decided color, free from mixture of other colors." Temporary coverings, such as bed sheets will not do. The window covering must be tailored for or designed for the window or door. Unit owners will be expected to comply within 30 days of assuming occupancy

The move in fee is \$100.00. This fee is normally collected at closing. But if you are an owner and lease your unit, you are responsible to send the \$100.00 move in fee to our management company each time a tenant moves in.

Be a considerate neighbor; control the volume on your TV or radio especially at night.

NOTHING is ever to be thrown, swept or tossed off the balcony at any time- this includes dumping any liquid or shaking out a rug.

Hickory Bay is a private, single- family residential community. This means units cannot be used for commercial purposes-offices, yard sales, estate sales, auctions, etc. The Rules and Regulations prohibit this. You cannot advertise for any sale, and the sale can only be for the residents of HBT and not the public.



**[www.hickorybaycondo.com](http://www.hickorybaycondo.com)**

**< NEXT HOMEOWNERS MEETING IS TUESDAY JUNE 14, 2016 at 7:00pm >**