

# HICKORY BAY TOWERS

CONDOMINIUMS... a great place to  
live

## September 2022 Newsletter



### **Carts:**

The carts are a tremendous benefit however **the Board is considering reducing the number of carts or removing all from the property.**

#### **Problems associated with carts:**

- Damage to walls, doors, etc. with rough usage.
- Residents leaving carts in hallways or placed in the elevator for others to return.

Residents should borrow the cart and promptly return to the designated area on the 1st floor.

### **Elevator:**

When someone physically blocks an elevator door while it is trying to close, the software is programmed to sense trouble and it can cause it to time out. This will shut it down for safety and prevent damage to the door and the door operator. Forcing the door to close, or manhandling the door and sensor along the frame can cause damage and injury.

**RATHER THAN PHYSICALLY**  
halting the door or forcing it to remain open,  
**use the door open button**



### **Maintenance:**



*Welcome Rob Jones as the new maintenance person. Phone # 615-362-9211.*

***Hickory Bay is an independent non age restricted community.***

It is not an apartment complex that provides maintenance and service inside your units. Maintenance associated with your unit is your responsibility. This includes electrical, plumbing and air conditioning. If water or other encroachment occurs into

your unit from another unit. You need to contact the resident/owner of offending unit.

**Board members ask not to be called for your service needs unless the service provider needs a Board member or the maintenance personnel to assist them.** All maintenance of your unit should be scheduled during the maintenance work schedule of 7 am -3:30 Monday - Friday. Only in the case of an emergency should a Board member be called for assistance.

Offsite owners need to plan with their tenants in handling problems inside their units. If you are a renter of a unit, please call the owner of your unit for assistance.

If you identify a problem in a **common or limited common area**, please feel free to contact a Board Member or Maintenance Personnel.

### **Animals:**



The board is getting many complaints regarding dogs not being on a leash in the halls, on the lawn, and in the lobby area. Residents must abide by the rules and regulations and By Laws concerning their animals. *“Page 26 (f) “any pet under this section when outside the confines of the owner’s unit must be kept on a leash and accompanied by a reasonable person and provided further that such pet creating or causing a nuisance or unreasonable disturbance shall be permanently removed from the property upon three (3) days written notice from the board.”* From this point on the Board will work with Halo to assist in removing the animal from the property as provided in the rules and regulations and by-laws whose owner refuses to comply.

### **Decorations, etc.:**

Nothing is to be hung or placed on the wall, floor, etc. outside your unit in the common area that belongs to you. All items currently in the common areas is property of the HOA (pictures, furniture

etc.) Please do not remove or change items without asking the Board.  
Excludes items for decoration.



### **Fire Alarm:**

If an alarm is going off at any time in the hall everyone should exit their condominiums.

**The FIRE MARSHALL has asked that everyone move to the stairwell and they will know to come there to assist those out of the building that need help.**



### **Vehicles:**

**Reminder:** If your vehicle is not currently tagged and operable it is to be removed from the property including carports etc. All owners received a notice of 90 days to remove the vehicles on August 10<sup>th</sup>, 2022.

### **Door Entry System:**

The new system entry is # number. The old was \* number. **Note the difference.** The Board will issue each unit a personal code for entry. **There will no longer be one code for all.** The current code will be deleted.

### **Candy:**

The Board would like to ask each floor to stop putting candy out for residents. Unfortunately, maintenance has reported finding numerous wrappers and candy remnants effecting the floors and carpets which is difficult to remove and leaves stain.

### **TRASH**

No loose trash should go down the Shute., i.e., restaurant bags or individual trash. All waste should be tied up in a trash bag. Please tie up your trash before it goes down the Shute! If you have a heavy bag, please take it to the first floor or to the dumpster- the bags often burst and create a huge mess.  
**Garbage collectors Thank You.**

### **Needles in Trash:**



Please dispose of needles properly in a container that will not permit injury to those carrying out the trash.

**A BIG THANK YOU FOR ALL THAT HELPED DURING OUR TRANSITION TO A NEW MAINTENANCE PERSON!**

**Many hands make light work!**

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



**Hickory Bay Towers HOA**

**< NEXT HOMEOWNERS MEETING IS TUESDAY DECEMBER 13, 2022 at 7:00pm in Bldg. 1>**