

Kent I Condo Association, Inc.

Residents

This memo is to recap some of the guidelines set forth by the board of directors to insure safety to all residents and guard against catastrophic, costly events from happening namely the mishap this summer.

All residents of Kent I, renters and owners are expected to share in these responsibilities.

1. A resident leaving for three days or more days **MUST** turn off their water at the meter. A wrench is provided and is hanging in the rear of the laundry room. Failure to comply and an Apt is flooded all repairs will be the responsibility of the Unit owner.
2. **Our dumpsters are located at the Apt #145, #158 end of the The GREEN dumpster is for garbage**

YELLOW for newspapers ONLY

BLUE for cans, bottle, plastics ONLY. Plastic bags have to be thrown in GREEN dumpster NOT with the recyclables.

WE ARE NOT TO USE THE DUMPSTERS ACROSS THE STREET AS THEY BELONG TO KENT J AND THEY ARE VERY POSSESSIVE OF THEIR DUMPSTERS ESPECIALLY IN SEASON.

3. Laundry Room....a canister of wipes will be available to help to keep our machines free of spilt soap and dirt. Every resident is expected to clean up after themselves after using the machines. We have a repair contract on both dryers and washers. If a machine is not working properly, please contact a board member to make the call for repairs. Repairs are usually made within 24 hours from the call. Kent I Condo owns these machines and they should be treated like personal property
4. Parking spaces....any car leaking fluids will be asked to park elsewhere till repairs could be made. Failure to comply will force us to tow the car away. Never back into your parking space. Pull IN ONLY.
5. Pest Control....we have an annual pest control treatment (February/

March) where Marty needs access *into each apartment at that time.* A board member is usually available to open the doors for those residents who are not here. We ask that you make yourself available on the designated day or give the board permission to enter your apartment if you have an emergency. You are entitled to additional spraying services during the year **ONLY** if you have had the annual treatment done. We also have the exterior of the buildings sprayed for pests three times a year. Once again, if you have a problem, contact a board member for assistance. ***Please do not throw any disinfectants on the catwalk. Sprays are acceptable.***

6. Condo news.....information concerning Kent I Condo Assoc. or important notifications are posted on the bulletin board over the mail boxes. Please keep your eye on the bulletin board for pertinent info as we try to keep all informed of news around the community.

Channels 590 591 592 are an excellent source of information re: clubs, meetings, movies, shows, classes

7. Kent I Condo Assoc. is neither pet nor smoking friendly. We do not support any pets whether caged or leashed. Smoking is 10 ft from the building. This is mentioned in renter's leases, we would appreciate your compliance as your signature is on the lease.
8. Our lift is a wheelchair lift supporting up to 750 lbs **ONLY.** ***No furniture*** is to be moved in the lift. It is a common element, therefore it is for all to enjoy and not abuse.
9. This administration and previous Kent I administrations try to instill the concept that Kent I is your "new family" away from your family. We live in very close proximity and should be aware of each other. If a resident is going away on vacation, we urge them to let somebody know that you are okay and not laying on the floor needing help. We are all getting up in age and anything can happen. We are the Kent I family and if we don't watch out for each other, who will?
10. Board members names, telephone numbers and addresses are listed on the bulletin board at all times.

Respectfully submitted,