

CHARTER CHAT

Community Newsletter

November 2021



Paving is Happening



As you all should know by now, we have embarked on a 3-year paving project. The first phase will begin sometime in November. This is a **HEADS UP** for all side units (1-7 and 14-20). The work will begin with the sides of the complex and those driveways. You will not have the ability to drive in and out of your driveway for the days the crew will be working. Once we have a definite start date, we will notify everyone again with specifics.

- We have secured permission to use the Front Street Towers overflow lot.
- Street parking is also available until the winter parking ban goes into effect on December 1st.

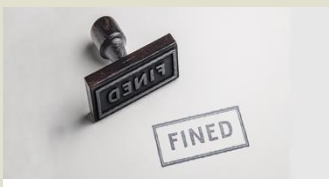
SPECIAL ASSESSMENT

There is currently a Special Assessment Fee due from all Unit Owners that was effective September 1, 2021. Owners were given a choice of making a lump sum payment of \$1,065 due on September 1st or a monthly payment \$88.75 due each month starting on September 1st. If payments are not made fines and interest are being added on each month.

MONTHLY ASSOCIATION DUES

Condo Association Dues of \$385.00 are expected on the 1st of each month. Please do your best to make timely delivery of your monthly payments. For anyone not paying the increased amount of \$385 also have fines and interests added to their amounts due.

Again, being a volunteer, self-managed Association, we need to ensure the checks are deposited and the bills will be paid in a timely manner. **Collection of monthly fees pays the bills.**



We have done a lot over the past year to protect our investment here at 30 Charter Street and to ensure a safe community for all. Below highlights a few of our accomplishments and hopefully helps to outline why timely dues are so important. In addition, as we discussed at the annual meeting Water & Sewer costs have and continue to increase substantially.



- Maintenance Supplies: Post Lanterns for outside lights along sidewalks
- Landscape: Drainage improved (created swale in lawn by (11-20) mailboxes); Stump grinding; Improved Lawn Treatment
- Repair/Maintenance: Remove/Replace Cedar stock to repair property line fence; Remove/Repair Facia board (storm damage)
- Special Projects: Tree removal and pruning; Step replacement & patching

In the Coming year

- The 3-year paving plan that was outlined at the annual meeting is a much-needed improvement that we all will benefit from. The Special Assessment was necessary to ensure a timely completion of this large project.
- Continuing to replace steps as needed to ensure safety



Little Reminders:

- Please dispose of all pumpkins once the season is over or rotting begins to occur
- No items left out overnight
- Any large in window air conditioners need to be removed by October 31st.
- Have your dryer vents checked and cleaned annually.