



Happy Holidays

Oakmont Regime News - December, 2011

www.oakmontregime.org

The Board of Directors

President – Larry Innis, 529 Bay Dale Ct.

V. President – Kathleen Andes, 504 Bay Dale Ct.

Secretary – Dorothy Theisz, 506 Bay Dale Ct.

Treasurer – Thomas Matthews, 509 Bay Dale Ct.

Director – Mike Gargagliano, 502 Bay Dale Ct.

Landscaping Committee – Dorothy Theisz, Kathleen Andes, Dorothy Johnson

Comanco Property Manager – Joanne Shoemaker

SNOW

As winter approaches, we thought it would be a good idea to reiterate what you should expect from our snow removal contract. CS Lawn provides our landscaping services and snow removal. They are contracted to clear the snow in the parking lots behind the parked vehicles whenever there are 3 or more inches of snow. They will also clear the sidewalks if requested to do so and at an additional cost. They guarantee snow plowing within 12 hours after the snow ends.

Under blizzard conditions (10 inches or more), snow clearance immediately behind and between vehicles will not be performed, the 12 hour response time is excluded and a bobcat will be used upon request and at a rate of \$125 per hour.

We have increased the snow removal budget by 40%, to reflect a change in our snow removal policy. For the past several years, we have contracted automatic plowing of the parking lots, but have asked for shovel service on a limited basis. Moving forward, we expect to increase our commitment to providing sidewalk clearing service, in order to ensure that all of our neighbors have the assistance they need in clearing their sidewalks, and to ensure that our community fulfills its obligation to keep the sidewalks along the county road adjacent to the community clear of snow. (This in no way should discourage our intrepid snow-shoveling neighbors from continuing to clear the sidewalks and steps in front of their homes; every bit of shoveling which we do ourselves saves money for all of us in the snow removal budget). As always, funds not used during the year for snow removal accrue to undesignated equity at the end of the year.

BOARD MEETINGS

The next Board of Directors meeting will be held on Monday, January 16, 6:30 p.m. at the Providence Center, 370 Shore Acres Road. Board meetings are usually held on the third Monday of each month. All residents are invited to attend.

(over)

PETS

Please remember our Oakmont Regime pet rules are:

- 1- **All pets are to be on a leash.** This is an Oakmont Regime rule AND a County Law.
- 2- Residents shall walk their pets to the street to **use the grass strip between the sidewalk and street curb** to keep all animal waste away from all common areas and limited common areas (front and back yards). Dog urine kills the grass in our common areas.
- 3- Please **pick up your dog's waste** and don't store dog waste bags in the front of your home.

Following these pet rules in our community will make for a cleaner and well maintained living space for all.

HOLIDAY DECORATIONS

Please remember your Christmas decorations are to be removed within 20 days (Jan. 14, 2012) after the holiday has ended. According to our Anne Arundel County DPW website, natural Christmas trees can be placed out on the curb on our recycling day. If the tree is tall, please cut it in half so it fits in their truck.

ARCHITECTURAL CHANGES

If you want to make any changes to the exterior of your unit or structural changes to your unit's interior, you are required to get approval from the Board of Directors **before** you make any changes. Architectural change forms are available from our website.

MISS UTILITY

If you are having any digging done for any reason, please be sure to contact Miss Utility at 1-800-257-7777. They will come out and mark lines and pipes running underground. This service is free of charge and requires at least 2 days advanced notice.

WEATHERPROOFING

Some homeowners have experienced leakage and water related damage to their units from rain and melting ice. Be sure to check your windows, doors, and structures to make sure they are sealed properly from water. Caulking should be color coordinated with your unit. Always make sure your gutters are free of debris.

WORKING SMOKE ALARMS

As a reminder from the local fire departments, please replace the batteries in your smoke alarms on New Years Day and test your smoke alarms to be sure they are working properly.

*The Board wishes all families in our
Oakmont Regime Community a Happy
Holiday and Healthy New Year!!*