

**SAVIN ROCK CONDOMINIUM**

**\*\* NOTICE! \*\*\*\* NOTICE! \*\*\*\* NOTICE! \*\*\*\* NOTICE! \*\*\*\* NOTICE! \*\*\*\* NOTICE! \*\***

OUTDOOR GRILLS OF ANY KIND, AS WELL AS PROPANE TANKS, ARE STRICTLY PROHIBITED FROM BEING KEPT OR USED ON THE BALCONIES PER ORDER OF THE WEST HAVEN FIRE DEPARTMENT. THEY SHOULD NOT BE KEPT OR USED UNDER THE OVERHANG AS THIS LIKewise PRESENTS A SERIOUS FIRE HAZARD. AS WE HAD A FIRE AT UNIT #279 FROM A PROPANE TANK, THIS HAZARD IS EVIDENT.

AS YOU WERE NOTIFIED ON APRIL 19, 1993 OF THIS SITUATION, ANY UNITS HAVING GRILLS OR PROPANE TANKS ON THE BALCONIES OR UNDER THE OVERHANGS WILL BE FINED \$20.00 PER DAY UNTIL THEY ARE REMOVED EFFECTIVE IMMEDIATELY, JUNE 30, 1993.

PLEASE NOTE THAT THE UNIT OWNER IS RESPONSIBLE FOR ANY DAMAGE DUE TO EXPLOSION/FIRE FROM GAS OR CHARCOAL GRILLS.

YOUR COOPERATION WILL BE APPRECIATED.

SAVIN ROCK BOARD OF DIRECTORS  
JUNE 29, 1993  
REV. JUNE 25, 2001



## **Savin Rock Condominium Association, Inc.**

TO: ALL RESIDENTS OF SAVIN ROCK CONDOMINIUM ASSOCIATION

FROM: SRCA Board of Directors

RE: CLARIFICATION TO OUR JULY 22, 1998 MEMORANDUM

DATE: JULY 24, 1998

In order to avoid confusion we would like to clarify our memo on keeping common area free of all furniture and/or personal items.

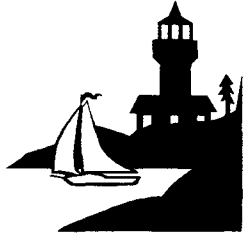
As a courtesy to residents, residents have been permitted to keep outdoor furniture (i.e., tables, umbrellas and chairs) and grills in the common areas directly adjacent to their units. For courtyard units this means the areas bordered by the sidewalks in front of and along the sides of the units on courtyard side. For parking lot and front units, this means the original patio area. For three bedroom units, this means the decks. For one bedroom units this means the balconies/patios which border the units. Such items may also be stored on patios which have been installed in accordance with SRCA's patio policy and bylaws.

All other areas of SRCA are not designated for such limited use and must remain free of all furniture and/or personal items. Such areas include the nondesignated areas of the courtyard and all other grass and landscaped areas of SRCA, parking lots, sidewalks and passageways, (grills are permitted to be stored alongside the units on the sidewalks next to the units on the mailbox side or next to the sheds so long as they do not obstruct passage.) if you utilize nondesignated areas of the courtyards or other grass areas for entertainment or other temporary purposes during the day, you must remove all furniture and personal items immediately after such use.

Please refer to the SRCA rules and regulations for further guidance or call Management Company if you have any questions.

We apologize for any confusion this may have caused. Your cooperation is appreciated.

Thank you.



## **Savin Rock Condominium Association, Inc.**

### **MEMORANDUM**

**TO: RESIDENTS OF SAVIN ROCK CONDOMINIUMS**

**FROM: BOARD OF DIRECTORS**

**DATE: JULY 22, 1998**

**RE: PATIO FURNITURE IN COMMON AREA**

There have been several reports of patio furniture being stored or left in the common areas of the association. The common areas must remain free of all furniture and/or personal items. Therefore if you have any items in the common areas, please remove them immediately. This will be the first and final warning before you will be subject to fines.

Your cooperation is appreciated.

Thank you.



## **Savin Rock Condominium Association, Inc.**

**TO:** Savin Rock Condominium Unit Owners  
**From:** The Board of Directors  
**Subject:** New Policy  
**Date:** September 17, 1991

Please be advised that the Board of Directors has approved a policy allowing unit owners of 3-bedroom units to extend their decks. Further specifications and information may be obtained from Management Company upon request.

***NOTE:*** *Subject to By-Law addition, Section 4B, Page 12, Board approved 7/13/87.*

Reasonable rules and regulations established to govern the conduct of unit owners. Each unit affected by the introduction of new or changed rules or regulations shall be given 30 days to register written objections for consideration and the Board must respond in writing before adoption of such new or changed rules or regulations.

**SAVIN ROCK CONDOMINIUM  
PLANTER POLICY**

While the Board of Directors recognizes and appreciates any attempt unit owners make at improving the appearance at West Walk, we also recognize the need to impose certain restriction to avoid potential liabilities and damage to property.

With respect to the grievance responses by unit owners, the Board of Directors has passed the following policy as of June 9, 1992:

Planters on Air Conditioner Sleeves.

Planters be allowed to remain with the following specifications imposed:

- 1) All planters are raised off the air conditioner (A/C) sleeve not to exceed 1" to avoid water-pooling underneath which can increase damage to the A/C sleeves.
- 2) All second story planters are to be secured by an eyelet and hook set up. Eyelets are presently affixed to the building above A/Cs. Hooks can be screwed into the wooden planters. Plastic planters need to place a wood piece on the inside of the planter itself so the screw can catch. Option: using fishing line to wrap around and attach to eyelet.
- 3) One bedroom units must secure planters on the inside railing to avoid liability if bracket should break.
- 4) Planters should not extend beyond the length of the A/C sleeve, which is 26".
- 5) It is also advised to maintain planters and not allow dead flowers to remain over an extended period of time. Planters should be removed in the winter season.

THIS POLICY WILL BECOME EFFECTIVE JULY 17, 1992.

Savin Rock Board of Directors  
June 17, 1992

NOTICE!.....NOTICE!.....NOTICE!.....NOTICE!.....NOTICE!

**SAVIN ROCK CONDOMINIUM  
VIOLATION UPDATE**

**MASTS**

(for boats, windsurfers and other sea going vessels)

These can NOT be stored on common or limited common property except where permission was granted to store these items on the beach. This means no masts are to be stored in patio areas!

**EFFECTIVE SEPTEMBER 15, 1992**

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**OUTDOOR CARPETING**

Indoor/Outdoor carpeting can NOT be put on patios or entrance ways. The carpeting must be removed.

**EFFECTIVE OCTOBER 1, 1992**

Thank you for your cooperation!

The Board of Directors

September 4, 1992

# Collect Associates



392 River Road • Shelton, CT 06484  
collectassoc@aol.com

Bridgeport & New Haven areas  
(203) 924-5331

Toll Free • 800-292-3862  
Fax (203) 924-8758

## **IMPORTANT NOTICE**

### **A REMINDER TO ALL UNIT OWNERS/RESIDENTS THAT HAVE AN OUTSIDER WATER SPIGOT.**

The spigot outside your unit is common property  
and for the use of other residents also.

You are not to shut off the spigot so that others may not use it,  
even though the shut off is in your unit.

If you do not allow others access to the spigot, you can be fined  
for each day it is not usable.

If you have any questions, please call Collect Associates at 924-5331.

Thank you for your cooperation.

Savin Rock Board of Directors.

Pagliari Inc. d/b/a Collect Associates  
- Professional Collection Services -  
Property Management • Rent Receiverships



**SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.**  
**West Walk, West Haven CT 06516**

July 30, 2007

To: Savin Rock Condominium Owners

From: Robert Pagliaro, Property Manager

Re: Water Valve Shut Off Locations

Dear Unit Owner,

Enclosed you will find a list with the locations of water valve shut-offs for your unit. Unfortunately, each unit does not have its own shut-off. Shut-offs are shared between units. Please take the time to familiarize yourself with your shut-off valve location in case of an emergency. Before shutting any valve, please notify the neighbor that shares the same shut-off. The enclosed list reflects the location of the shut-off valve and the units that particular valve serves.

If your unit is located in one of the three high-rise buildings, your situation is a little different. The bottom floor unit holds the water shut-off valve which affects the 2<sup>nd</sup> and 3<sup>rd</sup> floor units. Before an emergency occurs, please take the time to introduce yourself (and possibly trade phone numbers) to your neighbor that holds your shut-off valve. If there is a need for a plumbing repair and the main valve needs to be turned off, it is important to notify our office to arrange the date and time for the shut off.

If you live in one of the three-bedroom units in the high-rise buildings, (Unit 217/218, 225/226, 239/240, 247/248, 261/262, or 269/270), your shut-off valve is located in the basement below your unit. The shut-off valve is located at the end of an exposed pipe that is running overhead as you walk into the basement. The valve will shut off both of the adjoining 3-bedroom units.

After reviewing the enclosed list, please feel free to contact us if we can be of any further assistance. Thank you for your cooperation in this matter.



**SAVIN ROCK CONDOMINIUM ASSOCIATION  
WATER VALVE SHUT-OFFS**

<b>Shut-off Box Location</b>	<b>Units It Affects</b>	<b>Shut-off Box Location</b>	<b>Unit It Affects</b>
<b>Building # 1</b>		<b>Building # 4</b>	
101	91 and 100	38	46 and 37
102	92 and 101	39	47 and 38
103	93 and 102	40	48 and 39
104	94 and 103	41	49 and 40
105	95 and 104	42	50 and 41
106	96 and 105	43	51 and 42
107	97 and 106	44	52 and 43
108	98 and 107	45	53 and 44
108	99 and 108	45	54 and 45
<b>Building # 2</b>		<b>Building # 5</b>	
74	82 and 73	29	19 and 28
75	83 and 74	30	20 and 29
76	84 and 75	31	21 and 30
77	85 and 76	32	22 and 31
78	86 and 77	33	23 and 32
79	87 and 78	34	24 and 33
80	88 and 79	35	25 and 34
81	89 and 80	36	26 and 35
81	90 and 81	36	27 and 36
<b>Building # 3</b>		<b>Building # 6</b>	
65	55 and 64	2	10 and 1
66	56 and 65	3	11 and 2
67	57 and 66	4	12 and 3
68	58 and 67	5	13 and 4
69	59 and 68	6	14 and 5
70	60 and 69	7	15 and 6
71	61 and 70	8	16 and 7
72	62 and 71	9	17 and 8
72	63 and 72	9	18 and 9

**Shut-off Box Location      Units It Affects**

**Building # 7**

268	268, 276, 282
267	267, 275, 281
266	266, 274, 280
265	265, 273, 279
264	264, 272, 278
263	263, 271, 277
270/269	basement
262/261	basement

**Building # 8**

246	246, 254, 260
245	245, 253, 259
244	244, 252, 258
243	243, 251, 257
242	242, 250, 256
241	241, 249, 255
248/247	basement
240/239	basement

**Building # 9**

224	224, 232, 238
223	223, 231, 237
222	222, 230, 236
221	221, 229, 235
220	220, 228, 234
219	219, 227, 233
226/225	basement
218/217	basement

**Shut-off Box Location      Units It Affects**

**Building # 10**

110	118 and 109
111	119 and 110
112	120 and 111
113	121 and 112
114	122 and 113
115	123 and 114
116	124 and 115
117	125 and 116
117	126 and 117

**Building # 11**

137	127 and 136
138	128 and 137
139	129 and 138
140	130 and 139
141	131 and 140
142	132 and 141
143	133 and 142
144	134 and 143
144	135 and 144

**Building # 12**

146	154 and 145
147	155 and 146
148	156 and 147
149	157 and 148
150	158 and 149
151	159 and 150
152	160 and 151
153	161 and 152
153	162 and 153

**Shut-off Box Location      Units It Affects**

**Building # 13**

173	163 and 172
174	164 and 173
175	165 and 174
176	166 and 175
177	167 and 176
178	168 and 177
179	169 and 178
180	170 and 179
180	171 and 180

**Building # 14**

182	190 and 181
183	191 and 182
184	192 and 183
185	193 and 184
186	194 and 185
187	195 and 186
188	196 and 187
189	197 and 188
189	198 and 189

**Building # 15**

209	199 and 208
210	200 and 209
211	201 and 210
212	202 and 211
213	203 and 212
214	204 and 213
215	205 and 214
216	206 and 215
216	207 and 216

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**TO:** Savin Rock Residents

**FROM:** Robert Pagliaro, Property Manager

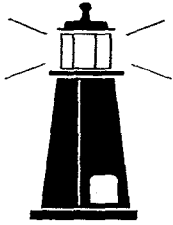
**DATE:** August 27, 2007

**RE:** Bulk Pick-up and Leash Law

1. **Bulk Pick-up.** The city has changed contractors for bulk trash pick-up. The new contractor is All American Waste and, under their new contract, they will not pick up any construction material such as doors, plaster, wood framing, sheetrock, cabinets, etc. In the future please do not leave any of these items behind the dumpsters. If you choose to leave any of these items, we will be forced to charge you for their removal.

2. **Leash Law.** In the past few months my office has received a number of complaints about dogs running unleashed and pet owners not curbing their animals. As a reminder, please pick up after your pets as we are planning on replanting various areas due to damages. If the problem continues we will have no choice but to implement fines against individual unit owners.

Thank you for your cooperation in these matters. Hope you all enjoy your remaining days of summer.



**SAVIN ROCK CONDOMINIUM ASSOCIATION,  
INC.  
BOARD OF DIRECTORS MEETING  
July 24, 2007**

Present: Ruby Melton, Nancy Gill, Pat Vancour, Lorraine Villoverde, John Marusa, Dennis Piscatelli, Sal DiNicola, Chuck Esposito, Kari Sacco and Michael Tsekhansky  
Property Manager: John Galati and Robert Pagliaro- Collect Associates

The meeting was called to order at 7:00 pm in the Community Room.

**Open Forum**

- Unit #263 – Different colors are being used on the high-rise buildings and the work is progressing very slowly. The railings in the hallways are rough. Popcorn is falling off walls.
  - The popcorn was from the installation and will be cleaned up. The railings were prepped and painted properly.
- Unit #162 – Need to notify unit owners with the main water shut offs are located. New owners do not know where these are located.
- Unit #106 – Presented the board with a petition from unit owners in building requesting that the bush at the end of the walkway be trimmed.
- Unit #177 – They are painting the building and painted over the rotted wood under the courtyard door.
- Unit #176 – They are painting but the windows have not been replaced.
  - The windows are vinyl and do not need to be painted. DiGiorgi Roofing and Siding, Inc. are replacing the windows.
- Unit #187 – Became aware that there might be issues with the patios that are being installed. This is a very sensitive topic and needs to be addressed. The unit owner feels that some of the patios do not meet the specifications in the By-Laws. Also concerned about the new style doors being installed. She would like these changes be voted on formally by the board, reflected in the minutes and communicated to all unit owners. The unit owner has volunteered to help and serve on a committee but has not heard from the board or management regarding her offer. She would like to help with the landscaping.
  - Pursuant to the Amendment to the Declaration and By-Laws recorded on September 29, 1997 the maximum dimensions for all patios shall not exceed 12 feet by 14 feet.
  - We have worked hard with prior management companies to communicate these changes but did not respond to the board's requests. Will ratify patios and doors.
- Unit #168 – The bushes at the end of the walkway need to be trimmed. Unit owner would also like to volunteer for the landscaping committee.
- Unit #44 – Leak in unit still has not been addressed.
  - Bob said that they flooded the roof and there was no additional leaking. The next step is to repair and stains caused by the leaks.
- Unit #271 – The fence behind the high-rise needs to be painted. Dogs are not on leashes and are urinating and defecating all over the property. There is a dead tree behind unit #272 that needs to be removed. Installed a tank less hot water heater and it is about the size of a telephone book. It provides on demand hot water.
- Unit #249 – Presented list to Ruby and Collect Associates of several issues. Would like the issues addressed.
- Unit #111 – Installed a new patio because the old patio was raised 4 inches and was a trip hazard. Unit Owner has pictures of the old patio if anyone is interested in seeing them.
- Unit #202 – Lights out on poles 12,26,38 and 44.

- Unit #171 – The secretary read a letter sent to Ruby complimenting the work that Milton and Kenny did on her door replacement.

A motion was made by Pat Vancour and seconded by Kari Sacco to accept the minutes of June 26, 2007 as presented. All were in favor.

### Financials

- Reviewed expense lines for Audit, Sewer and Windows, Doors and Maintenance.

A motion was made by Pat Vancour and seconded by Dennis Piscatelli to not bid on unit #99. All were in favor.

A motion was made by Dennis Piscatelli and seconded by John Marusa to not bid on unit #37. All were in favor.

### Manager's Report

- Refunds/Credits - Reviewed miscellaneous refunds and credits to unit owners. Questioned reimbursement for flood insurance. Bob was told the flood policy lapsed but Ruby and Pat say that we paid the bill on time. Bob will do more research on said policy.

A motion was made by Dennis Piscatelli and seconded by Lorraine Villoverde to credit unit #124 the \$156.35 charged the unit for clearing main pipe outside unit. One Against, Nine in favor.

A motion was made by Dennis Piscatelli and seconded by Lorraine Villoverde to reimburse unit #262 for the damage caused by a leak at the threshold of his door. Milton sealed the leak. All were in favor.

- Expansion of Decks – Will review and get the Attorney's recommendation. The final ones need to be done at the same time.
- Roofing Guarantee Update – Approximately 26 dryer vents were installed incorrectly. The cost to fix the vents is about \$7,150.00. Need to be fixed to restore the roof guarantee so SRCA will bear the cost. Concord Group hired a company that was not approved by Mansville who manufactured the roofs. Dayhill is approved by Mansville roofing and will fix the dryer vents. Need to research if we can charge back to roofing contractors that did the initial installation or the prior management company.
- Dryer Vents – F.J. Dahill Co., Inc will install new vents on the roof for \$250.00. Rooterman will do the plumbing inside the unit for an additional cost bringing the cost of a dryer vent to \$650.00. **Dryer vents must be approved by Collect Associates and must be installed by a Mansville approved contractor. Individual unit owners are responsible for hiring Dahill and Rooterman and are responsible for all costs associated with the installation.**

### Capital Project Update

- High-rise Hallway Stairs and Landings – Installation of rubber, by Carpet Craftsmen, on the stairs is complete. The landings will be stamped and will be done by a separate contractor. Bob will check the railings.
- Concrete Construction – Problem with crew being very slow is hopefully resolved. The owner is now on the job himself. The color of the middle building is wrong and will be redone.
- Sidewalk installation, bench removal is complete. Bob and John will look at the ones they did not do to be sure they do not need to be done.
- Fencing around dumpsters – Installed. Bob will send a notice regarding the trash and what is allowed once he finds out from the city what they will pick up.
- Lighting – Lighting is complete behind the high-rise. Bob received 2 proposals for lighting. We need a plan. Will look into the short-term solution of installing spotlights in the darkest areas until all the lights can be replaced. There are many light poles with exposed wiring that need to be replaced.

- Painting – Finished 2<sup>nd</sup> building – Perry Painting did a good job but was slow.
- Washer and Dryer Replacement – We have 2 years left on the current contract. MacGray will upgrade all the equipment if we sign a new 10-year contract. The standard contract is 10 years. There are only 2 reputable companies that manage laundry rooms in condominiums.

A motion was made by Nancy Gill and seconded by John Marusa to sign the 10-year contract with MacGray that includes replacing dryers now and washers within the next 2 years. The laundry rooms will be cleaned, painted and the floors replaced. Board asked Bob to try and get the washers sooner but will sign the contract regardless. All were in Favor. One Abstention.

### Old Business

- Patio Specifications – A committee has been established to review the patio specifications and bring the revised specifications to the July meeting to be approved by the board. Chuck, Sal and Lorraine will be on the committee. The specifications need to address the different configurations around the property. The maximum size in the by-laws is 12 feet by 14 feet. The approved specifications will be mailed to all unit owners.
- Door Specifications – Specifications need to be voted on at the July meeting. The approved specifications will be mailed to all unit owners.

### New Business

- A unit owner can resell a unit within a year but cannot rent the unit for 1 year.
- There are certain violations that are hard to deal with. The board should look at other ways to deal with the violations. One suggestion was to take away privileges.
- Attorney is reviewing by-laws to see if the monthly Fees can be collected on the 15<sup>th</sup> with late fees effective after the 15<sup>th</sup>.
- Establish committees for landscape, parking, clubhouse, pool, patio and violations. Each committee should include at least one board member and unit owners. Limit each committee to 3-5 members.
- Dennis recommends that we reduce the board to 9 members. This would need a change in the by-laws and a 50% vote of the unit owners.
- Communications – John Marusa will investigate a website for SRCA. Bob will work to improve communications to keep unit owners informed.\

Meeting adjourned 10:15 pm.

Nancy Gill  
Secretary

***Come Join Yoga – Wednesday at 7:15 pm and Saturday at 9:00 am in the clubhouse.  
Yoga is great for your body and soul!***

<p>Monthly Board Meetings are held the 3<sup>rd</sup> Tuesday of each month at SRCA Community Room Next Board Meeting– Tuesday – August 21, 2007 September Board Meeting Tuesday – September 18, 2007</p>
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