

COMMUNITY COHESIVENESS #3

APPEARANCE

At the HOA Board meeting in April, several areas of concern regarding the appearance of our community were discussed. Please use the following as a guide to help us make Crystal Pond Condominiums as enjoyable as possible.

1. Garbage and recycling bins:

- a. The Bylaws require that the bins must be stored in an area that is not visible from the street.
- b. Bins can be moved out to the curb the day before pickup.
- c. Bins must be removed from the curb no later than sunset on the day of pickup.

2. Trash Bin Storage Units are permitted with the following exceptions:

- a. No larger than 5" high, 8" long, 4" deep
- b. Can be vinyl or wood
- c. Color must be aesthetically pleasant

Trash Bin Storage Units not meeting these requirements must be removed or replaced no later than June 1, 2025, or fines could be accessed.

- 3. Wild bird feeders/feeding wildlife:** All co-owners are aware of the geese problems within the community and that the Beautification Committee is working on this issue. While beacons in the pond is a step in the right direction, we also have issues with other wildlife/animals, i.e. skunks, woodchucks, chipmunks, etc. Research shows that wild bird feeders encourage not only birds, but ALL animals, and feeding of any wildlife is an "invitation" to ALL animals. In order to maintain the health and well-being of the community, **wild bird feeders and feeding of geese/wildlife are prohibited.**

All wild bird feeders must be removed immediately, and co-owners who are feeding geese and other wildlife must cease such practice immediately, or fines could be accessed.

Please remember that the Board does not take the duty to enforce these areas of concern lightly, nor do we intend any undue hardships. We are simply trying to address the issues of keeping the community's appearance neat and clean, as well as address the issues with geese and other animals within the community.

A reminder for those who have signed up for the On-line Portal (Resident Center) with Level Up Property Management: Please access the Portal when you receive notification that an item has been posted to stay current on community events, Announcements, Documents etc. Email communications from the HOA Board and/or Level Up are also accessible through the Portal. If you have not already done so, utilizing the Portal is simple:

To utilize the **On-line Portal (Resident Center)** with Level Up Property Management.

*<https://leveluppropertymanagement.managebuilding.com/Resident/public/home>

Enter your email address

Click on "Forgot your password? Request a new one"

Enter your email address and then wait for a welcome email containing your temporary password

(call Level Up if you have any issues with setup)

We are pleased to continue serving you, and contact us if you have any questions or solutions at:

CrystalPondCondoHOA@gmail.com.