

SEASONAL REMINDERS

It is that time of year when we find ourselves outside more---working in our yards, enjoying the sunshine, fishing the ponds, hosting family events and walking throughout the community. While we all understand that Crystal Pond Condominium is a “private neighborhood”, we need to be respectful of everyone. The Board asks that if you feel someone may have “wandered” into the community (from the trailer park, the KOA camp and/or parts unknown), please do not confront them. If you are comfortable with the situation, you can politely ask if they are a co-owner and/or a guest of a co-owner, and if they are not, simply explain that ours is a “private community” and ask them to leave. There is no need for further discussion, and you should walk away. Another option is to call the police and advise them of a non-resident in the community and let them handle the situation. We all want to keep our community “private” and “safe, but we cannot do so at the expense of unacceptable behavior that is seen as intimidation.

If you feel there is a co-owner in violation of the governing documents, please notify the Board via email at: crystalpondcondohoa@gmail.com. The Board will investigate further and take action if necessary. Please remember—we do not issue violation letters lightly, and only do so when we find it necessary.

This is also the time of year when several improvements are being made within the Community. A reminder to please refer to the “Modifications that Need Prior Board Approval List” (posted on the Resident Portal) prior to starting any projects, and that some projects require installation be done by a licensed/certified contractor. The Board’s practice is to review and respond to any task (modification request or otherwise) within 3-5 business days, with 99% of the modifications being approved when first submitted. We just need to ensure that the project meets the community’s standards, does not infringe on other co-owners, as well as avoiding additional cost and expense due to improper installation. Please remember: Decks, patios, trash receptacle storage, (i.e. any project that requires digging) require an additional step in having Miss Dig and April Rain (irrigation vendor) inspect the area for buried cables and/or sprinkler heads etc. This inspection and Board approval are required **prior** to this type of project being started. If April Rain needs to perform any work, the expense is that of the co-owner, who is advised of the cost and provided a copy of the invoice. The amount is charged to their account and payable with their HOA dues. The Board asks that you have any/all approvals prior to scheduling the project’s start date to alleviate the necessity of rescheduling and/or having to start over due to issues with water lines etc. We appreciate your understanding of this necessary additional step in the process.