

Camellia Gardens

NEWSLETTER

Prepared by KRM Management, Inc.

August 23, 2005

BOARD MEETING

The next meeting of the Camellia Gardens Board of Directors will take place on Monday, August 29, 2005 at 7 PM. Though the meeting will start at 7 PM, the first half hour will be spend walking the property. The meeting will be held at 3400 Old Bainbridge Road, Unit #207, the home of our president, Michael Turner.

TRASH AT THE DUMPSTER

We need everyone's help to keep our community attractive and keep our costs to a minimum. One area that is causing a problem for us right now is the area around the dumpster and the recycling center. Please be sure to break down your boxes and put them in the recycling center and make sure that all of your garbage is put into the compactor. If you have large bulky items like mattresses and TV's you must make arrangements for them to be taken off of the community property.

DOCUMENT CHANGES APPROVED

The three changes that we have been working on for some time now have now been approved by the required number of homeowners. Thus, the Association now has the authority to fine homeowners for violating the Covenants and the Rules at Camellia Gardens. In addition, the changes clarify what signs are allowed at Camellia Gardens. Finally, the revised documents limit what you can place in front of your condominium. For a complete write up of the changes, please check out the Camellia Gardens Website (Camelliagardens.org.)

CAMELLIA GARDENS WEBSITE

If you have not checked out the Camellia Gardens Website, you should. The address is easy to remember, it is the community name followed by .org. It is also very informative and contains a lot of information about the Association. The developers of the website promise more to come so check it out regularly and stay up on what is going on at Camellia Gardens.

PETS AT CAMELLIA GARDENS

If you have a pet at Camellia Gardens you need to know that you cannot leave them tied out in front of your unit and whenever the pet is outside your home they must be on a leash and you must clean up after them.

PARKING AT CAMELLIA GARDENS

Many homeowners have expressed concerns about coming home late at night and finding no parking in front of their home. There are no assigned spaces at Camellia Gardens but at their last meeting the Board approved the following Rule regarding parking:

The spaces in front of the units are designated as spaces for residents with parking decals and only two parking decals will be issued to each unit.

The Board also authorized the purchase of static cling parking decals and as soon as they are received the board will see that two decals are delivered to each owner.

BOARD - OPPORTUNITY EXISTS

One of our Directors has sold her unit and is no longer available to serve on the Board of Directors. That means that there is a position available. This is a great opportunity to have a say in what your Association does so if you are interested in joining the Board, please contact the manager or one of the board members. Or, better yet, attend the next Board meeting.

ROUTINE MAINTENANCE

When you purchased your condominium you should have received a booklet on routine maintenance. Some of the items in the book pertain to exterior maintenance and the board is currently looking how to handle those items. However, a large number of the items refer to the interior of your unit and many of the suggestions will greatly extend the life of your unit and items in it as well as reduce your costs over the long run.

BOARD MEETING

August 29, 2005

7:00 PM

3400 Old Bainbridge Road

Unit #207

(The home of Michael Turner)

CAMELLIA GARDENS WEBSITE

CAMELLIAGARDENS.ORG

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