

News from the Board: insurance, dogs, doors, typo, garbage disposals



OakBridge Board

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To: OakBridge Board (oakbridgenh@hotmail.com) ↗

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Good Morning,

Looks like we are missing the snow this time around! The board is sending a note based on the numerous emails we have recently received.

Master Insurance Policy – Various mortgage companies have been notified of the cancellation of our Master Insurance Policy which is not factual. We have changed insurance companies effective 1/1/2018. If your mortgagee asks for proof of insurance, please go to the website, under Docs/Info, Insurance and send them the Certificate of Property Insurance 2-page policy.

Dogs on Property – Most of our residents as responsible pet owners and we appreciate how you take care of your pet. However, we do have those who throw their pet dropping bags in the ice melt buckets or over the dumpster surrounds for others to pick up – owners who let their pets run loose behind the buildings – do not pick up their pet's poop – or who let children take their dogs out who are not strong enough to control their pets on a leash. The board is asking all residents to keep a sharp eye out for such negligent pet owners and report them immediately to the board, who work tirelessly to make this community a better, safer place to live. We cannot do this alone! All communication is kept in strict confidence.

Propping Door Open – We all love Mother Nature, but she does not need any help with heat. We, on the other hand, need your help with those who continue to prop open our building doors. Not only does this waste heat but makes our buildings an unsafe place to live. If you see this happening, please report it to the board. Our gas heat bill for Jan. was over \$10,000 and over \$8,000 in Feb. It takes a village.

B2/B3 Assessment Letter Typo – We know there was an error in the B2/B3 Assessment letter recently send out which was missed by all board members during proof-reading. The current condo fees for buildings 2+3 is \$335, not \$315.

Garbage Disposals - Recently we've had clogged building pipes due to food that should not have been put in garbage disposals. This week in B4 it was grease. You CANNOT put grease down a garbage disposal. Once it gets cold it solidifies and creates a blockage. It costs the association (your condo fees) hundreds of dollars to unclog pipes. Please read and save the attached page for reference.

Email the board with your questions - BOD