

Bliss Farm Condominium Association – Newsletter December 2011

Winter Reminders – With the winter season is here! It's time for our annual list of reminders for Bliss Farm residents:

1. Please be sure that all portable basketball poles are moved at least 10 feet away from the street; this is necessary to allow adequate room for the snow plows to push the snow as far off the road as possible.
2. In the event of an oncoming storm, ALL vehicles must be removed from the street and parked in the owner's driveway, a **MINIMUM of 5 FEET** away from the road and the end of the unit driveway. No parking is allowed on common areas or cul-de-sacs. Vehicles left on the street will be **TOWED** at the owner's expense. **PARKING WILL BE STRICTLY ENFORCED THIS YEAR.** Be considerate of others and road safety. If your vehicle is in the way of the plow this causes issues for everyone living here. This is a private community and we all need to work together to make things go smooth and protect our investments. **We will call our tow company to patrolling the development once the snow is falling.**
3. **NO PARKING** where snow is to be plowed or where the plow piles the snow. This will result in towing of the vehicle or vehicle being plowed in by snow.
4. No parking is allowed on the streets within 50 feet of one of the three street intersections. This is necessary to allow drivers to help drivers see around the corner and to navigate around the corner snowbanks.
5. When clearing driveways of snow, do not blow or shovel snow into the street. This only creates larger snowbanks for your neighbors to clear after the plows go by.
6. Please **DO NOT** bother the plow drivers with requests or instructions on where or how to plow the snow around your individual driveway. This has been a problem in previous years, so this year the plow drivers have been instructed to only remove the snow as directed by the Board of Directors and to disregard individual requests from unit owners. If there are any issues or problems please notify the board of directors instead. This can be done by email or phone, through the website www.blissfarm.org

Association Dues – Although receivable about the same we must still continue to put a major focus on our delinquent accounts. Despite a number of residents who do not pay their monthly fees (see our website for a listing of delinquent members), we must still meet our expenses. We have taken all action possible to collect these funds – liens have been filed, unit owners have been taken to small claims court, and certain common services have been stopped. This problem was discussed again at the annual meeting. We raised the association fees two years ago to pay our operating expensive. We will **not** raise fees this year provided our members continue to get their accounts current. This is key, one house could not be sold using FHA loan because too many people were delinquent on their fees. It's a small fee to pay when considering how much is given in return. An average septic tank replacement is over \$20,000 and our large tank that serves several houses is over \$100,000 to repair and replace. We spend \$15,000 a year just servicing our septic fields.

Dog Barking – Excessive barking continues to be a problem, especially with certain dogs on Wright Road, both large and small dogs. So do not leave your dogs outside when there is no one home, and bring the dog inside **AS SOON AS** he starts barking. Although in the wintertime window are closed it is still a problem for people working at home and families with infant children trying to sleep. Fine letters will begin to be issued if this problem persists.

Elections - Enclosed in this month bill is a ballot for this year's Board of Directors election. We have 4 slots up for election and 4 individuals running. **Please complete your ballot and get them back to Jeff Katz by 31 December either through the PO Box or the box at 8 Judith Lane.** If you would like to volunteer as a board member please submit inquire through the website. All board positions are on a **VOLUNTARY** bases.