

SUMMER 2018

SPENCER'S CREST CONDOMINIUM ASSOCIATION

GARAGE REMINDERS: For the purpose of aesthetics, as well as safety, please keep your garage door closed when you are not actively using it. Also, please be reminded that garages may not be used exclusively for storage. There should be room to park one customary passenger automobile. **The garage must be used for parking before parking in the open parking lot spaces, per the Rules & Regulations.**

GARAGE KEYS: As a homeowner, you are responsible for the maintenance and upkeep of your garage and garage door, including openers, locks, etc. Each garage has an "override" key that allows you to override the opening mechanism in the event of a power outage or failure of an opener to work properly. We encourage all residents to locate their key or have one made.



WATCH YOUR SPEED! Please be cognizant of your speed in the parking area of Spencer's Crest. People are out and about with warmer weather, as well as crossing the parking lots areas to get to their garages and the dumpster.

EXTERIOR CHANGES: Please be reminded that you may not make any exterior changes without the prior, written consent of the Architectural Control Committee/Board. In other words, anything that would alter the exterior appearance of the building/property requires Board approval, including, but not limited to, satellite dishes, screening in your porch, the addition of storm doors, etc. Please contact CAM to obtain an ACC Request Form.

MAKE A RESERVATION

The **Community Shelter** is for use by the residents of Spencer's Crest. Reservations of the shelter are made through CAM on a first-come-first-serve basis. Although shelter reservations are allowed; **the Association does not allow reservations of the pool.** Please be reminded that propping the pool gate open at any time is strictly prohibited by City Code and can result in closure of the pool.



DO YOUR DUTY... Scoop the Poop! Did you know that the Environmental Protection Agency (EPA) considers dog waste a pollutant, the same as oil spills?! Pet waste carries bacteria, viruses, and parasites that can threaten the health of humans and wildlife if it's not disposed of in a sanitary manner. American dogs create an estimated **10-million tons** of waste every year. Pet waste can sicken other pets and humans alike, pollute water, and is toxic to lawns causing discoloration and burns! **Please be a responsible pet owner and courteous neighbor by always picking up after your pet's waste. Additionally, please be reminded that City Ordinance requires dogs to be kept on a leash at all times they are outside your condo.**

DUMPSTER USE: We all share in the convenience and usage of the dumpsters throughout the property. When making use of the dumpsters, please be responsible and respectful by not placing large items in the dumpster areas that require "special pick-ups" by hired contractors, which results in higher operating expenses for the Association. ***If you have trash before pick up days, do not leave it in the breezeways or on your porch, take it to a dumpster!** When possible, please take trash bags to your own sections' dumpster to avoid trash overflowing in one area.

Often residents are not aware of items that are their responsibility to maintain based on the Declarations of the Association. **Following is a list of items that we are asked about most frequently that ARE the responsibility of the individual homeowners:**

- **Doors & Windows** (including garage doors). Painting of the door and door trim is part of the required maintenance. The paint color can be found at Johnston's Paint under the name 'C&C White'.
- **Garage doors**, including opening mechanisms and keypads.
- **Balconies**, including siding cleaning and deck board maintenance and cleaning.
- **Any light fixture** (inside or outside of the condo) that is controlled by a switch on the *inside* of the condo.
- **Individual dryer vents** are the responsibility of the homeowner/resident to keep free of lint. When they are not regularly cleaned, lint discharges into the breezeways making them unsightly and residents then track the debris into their homes. Additionally, clogged dryer vents create a fire hazard.

PREVENT WATER DAMAGE: Our #1 source of insurance claims is water damage, typically from an upper level condominium into the condominium directly below. Common causes are air conditioner condensate lines, leaking water heaters, leaking ice maker lines, overflowing/running toilets and improperly installed clothes washers. Please take every possible precaution when dealing with water lines of any kind, and have your air conditioner serviced regularly.

“Prevent Leaks & Flooding by Choosing the Right Washing Machine Hose”

Regardless of which set of washing machine hoses you choose, you should replace them about every three to five years.

Burst Proof Washing Machine Hoses: A stainless steel braided hose is the minimum recommended for indoor use. They are middle-of-the road when it comes to price, but the added safety is worth the extra money. The braided stainless steel encases a rubber hose and provides a burst-resistant measure. These washing machine hoses have a lower failure rate than rubber hoses when properly installed.

Auto-Shutoff Hoses: For a few more dollars you can have additional peace of mind using auto-shutoff hoses. These are also stainless steel-braided hoses that can be used indoors. These hoses have a shut-off mechanism at one end as an added safety feature. If the hose bursts, the connector can sense the water pressure change and it stops the flow of water. This auto-shutoff device can mean the difference between a little water on the laundry room floor and extensive flood damage. There are a few variations in appearance and warranty based on brand.



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