

# Spencer's Crest Condominium Association

## Fall 2014 Newsletter

### 2014 Accomplishments

We hope that you've had an opportunity to notice the improvements made throughout Spencer's Crest through the course of 2014. Improvements include:

- Concrete replacement in the 1115 and 1100 section
- Replacement of dead and/or previously removed landscaping in the 1115 section (as well as other specific areas throughout)
- Replacement of the main entrance sign posts
- Installation of the card access system on the swimming pool and restroom
- Installation of cameras in the pool/ park common area



**2014 Annual Meeting**  
**Thursday,**  
**December 4**

The annual meeting will be held on Thursday, December 4, 2014 at **Derby Ridge Elementary School** beginning at **7:30 PM**. Official notices, including a proxy form, will be mailed closer to the meeting date. If you are unable to attend the meeting, please strongly consider returning your proxy so that we can be sure a quorum is represented and the association's business may be conducted.

### Pool/Restroom Access Cards

The installation of the pool card system made the pool season very successful! Reports of trespassing decreased significantly from years past. Please be reminded that although the pool is closed for this season, the same cards will be activated for the 2015 season upon opening. **Store it in a safe place! Replacement access cards are \$50.00 per the Rules & Regulations.**

### Safety & Security

We have received information from the local police department that they have had recent reports of larcenies from vehicles, in and around Spencer's Crest. They indicate that these types of larceny from motor vehicles are usually done by juveniles during after school to evening hours. The Columbia Police Department advises residents to lock vehicles at all times and to not leave any valuables (i.e. money, purses, electronics, cell phones, etc.) in your vehicle.



CPD also encourages residents to report suspicious behavior/ people in the neighborhood to police by calling 573-442-6131. Please pay particular attention to suspicious people carrying backpacks well after school hours and people looking into vehicles or checking vehicle doors.

Lighting is a strong crime deterrent. Please report non-functioning lights to CAM promptly.

Particularly in the case of lower level condominiums, be sure to lock all doors and windows to prevent easy access into your condo.

*The Shelter Restroom will be closed and winterized as of **November 1, 2014***



## REMINDERS

**1 Parking:** Your first parking space must be your garage as per the Declarations. This allows sufficient parking for a second vehicle, as well as guests, in the parking lot. Should you have a greater quantity of guests at a particular time, they should park in the street leaving spaces for residents to park their second vehicle in the lot. We frequently receive reports that this rule is not followed.

Additionally, fewer cars parked in the lots during snow events assists the association in providing complete and timely snow removal. It also saves on the association's snow removal costs by limiting the number of times the contractor must return to address areas as cars leave the property.

**2 Dryer Vents:** Please be reminded that dryer vents, although venting into the breezeways, are the responsibility of the individual condominium owners. Clogged vents due to lint, bird nests, etc. are a fire hazard and can potentially shorten the life of your dryer.

**3 Satellite Dishes:** The installation of satellite dishes must be done within the Satellite Dish Guidelines set forth by the association. These guidelines require placement in specific areas throughout Spencer's Crest, as well as, association approval. The guidelines are available on the website at [www.spencerscrest.org](http://www.spencerscrest.org) under "Important Documents" or they can be requested directly from CAM. *\*The association can and will have unapproved satellite dishes removed at the owner's expense.*

## Water Damage

We've watched insurance rates increase Nationwide due to the increased number of natural disasters. In addition to the industry increases, our rates are also increased based on the number of claims made in any given year. 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.

## Tree & Landscaping Trimming and Removal

As Spencer's Crest ages, the landscaping continues to grow and fill in from the small trees and plants that were originally planted during development. Over time, bushes and plantings have filled in areas, and, in some cases, over-filled areas. Due to the maturation of our landscaping, there will be increasing cases of landscaping that is removed, but not replaced. In some areas, trees are growing so large that branches are growing into nearby trees. We will be performing large scale tree trimming during the fall/winter season to help ease some of the overgrowth/overplanting. We want to keep Spencer's Crest a beautiful place to live!



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